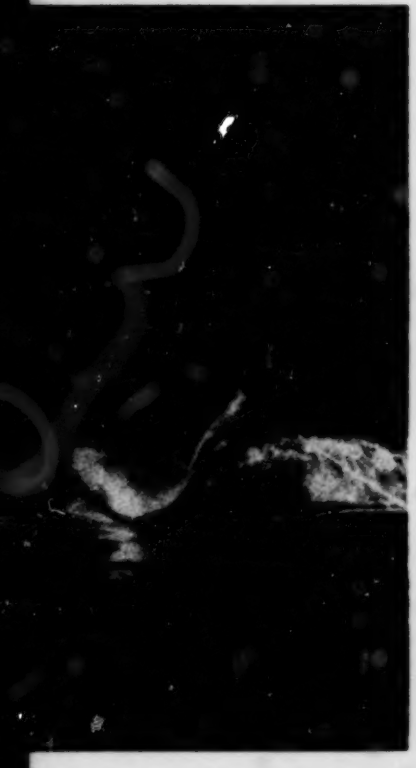

Regional District of Fraser-Cheam

ECONOMIC PROFILE

Prepared for:
Economic Development Commission
Regional District of Fraser-Cheam

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Regional Overview

1.0 INTRODUCTION

1.1 PURPOSE OF AN ECONOMIC PROFILE

The Regional District of Fraser-Cheam in 1982 established an Economic Development Commission whose prime function throughout the region is to encourage and assist in the development of economic activities which will be compatible with the established economic base of the area. This economic profile provides an information compendium for use by the Commission and its staff in carrying out this function. Presented within the profile are data on the Regional District as a whole; the four municipalities of Chilliwack, Kent, Hope and Harrison Hot Springs; the two settlement areas of Yale and Boston Bar/North Bend; and each of the six Electoral Areas A, B, C, D, E and F.

1.2 ADMINISTRATIVE BASIS OF THE REGIONAL DISTRICT

By 1968, the whole of the province of British Columbia was sub-divided into regional districts, of which 28 were incorporated by Letters Patent. The Regional District of Fraser-Cheam (R.D.F.C.) and the Fraser-Cheam Regional Hospital District were incorporated on September 29, 1967. A regional district is a second-tier governing body created to provide a "federated approach to local control of problems transcending municipal boundaries". The Board of the Regional District of Fraser-Cheam has 13 directors representing each of the area's four municipalities: the District Municipality of Chilliwack, the Town of Hope, the District Municipality of Kent, and the Village of Harrison Hot Springs; and the non-municipal areas which are comprised of six Electoral Areas, A-F. Chilliwack has four directors; all the rest have only one on the R.D.F.C. Board of Directors.

All regional districts are empowered by the Municipal Act to undertake regional and community planning[1] and building regulations, and may provide local works and services to electoral areas, contract works and services to municipalities and improvement districts, and grants-in-aid. Hospital services are also a regional service with regional districts and the hospital district sharing the same board. Additional functions may also be undertaken. The Regional District of Fraser-Cheam is currently responsible for the following functions applied to all members: Economic Development Commission and control of gatherings; and specific functions applying to only part of the Regional District: development of subdivisions and housing, firearms, house numbering, recreation facilities, recreation programs, refuse disposal, sewage treatment and disposal, water and water supply study, street lighting and animal/dog/pest control. Application may be made by the Regional District for other functions.

---

1 - Legislation enacted in 1983 eliminated the Official Regional Plan function.

1.3 LOCATION

The Regional District of Fraser-Cheam is the largest but least urban of the four regional districts which comprise the Lower Mainland[1], the most populous part of British Columbia. See Figures 1 and 2. The Regional District encompasses 10,797.7 square kilometres of land and approximately 200 square kilometres of water. It is the most easterly portion of the Lower Mainland. The Vedder Canal in the Fraser River floodplain marks the western boundary. Its southern boundary is the Canada-United States international border and its eastern limit is within Manning Provincial Park. The Regional District's northern extreme includes remote portions of Garibaldi Provincial Park and the outflow of the Lillooet River from Lillooet Lake. The Fraser River and the Trans-Canada Highway (No.1) are dominant features bisecting the Regional District.

The most northerly community in the region, Boston Bar, is approximately 219 km from the City of Vancouver. The City of Chilliwack, at the western extremity of the region is only 100 km, or one hour's driving time from Vancouver with its major international transportation facilities - Vancouver International Airport, the Fraser River Port, the Port of Vancouver and the western terminii of the Canadian National and Canadian Pacific Railways. Vehicular access to the United States border is excellent, with the nearest crossing at Huntington/Sumas, a mere 30.5 km southwest of the District of Chilliwack.

1.4 TOPOGRAPHY

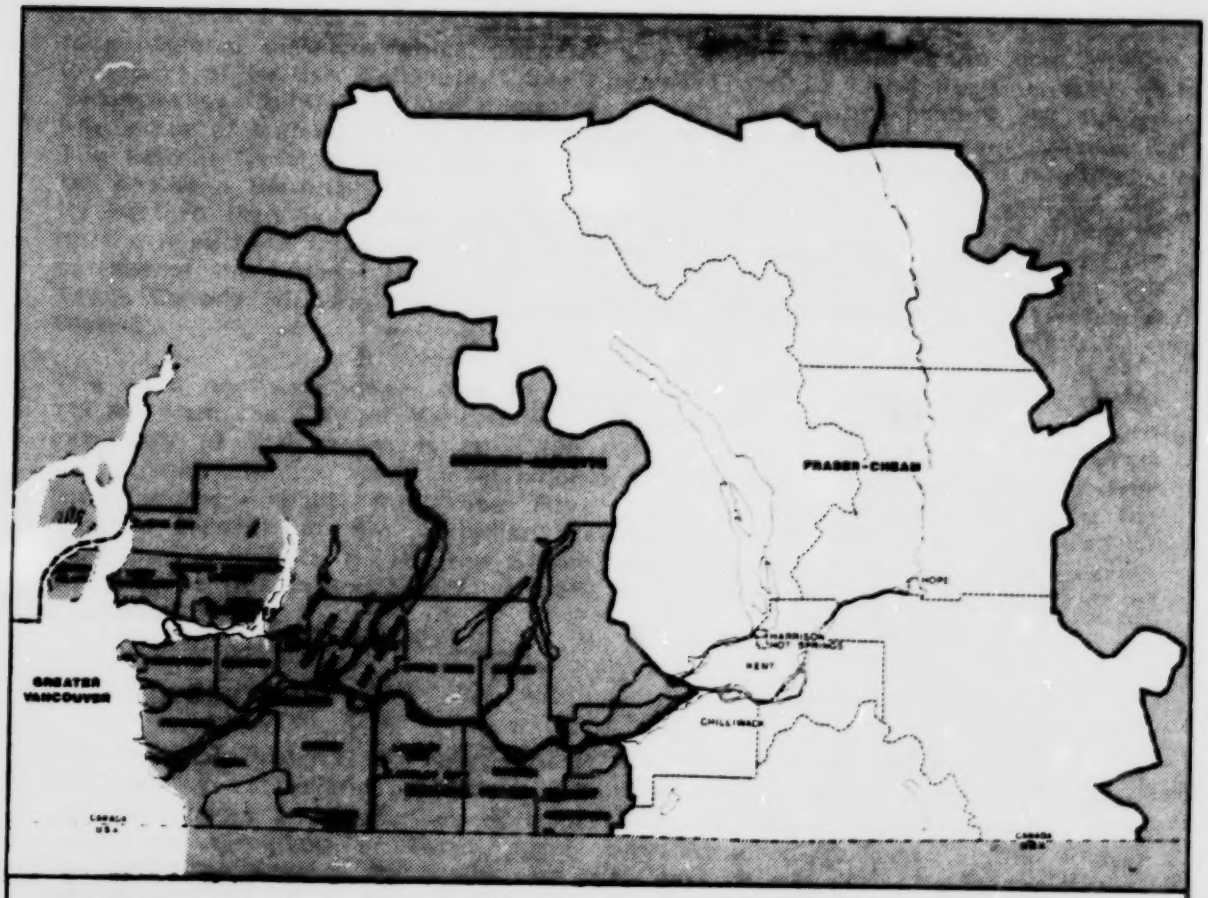
The Regional District of Fraser-Cheam is a happy contrast of fertile Fraser River Valley bottomland, picturesque hummocky uplands, fast flowing creeks, extensive lakes and expanses of mountainous terrain. See Figure 3. The region is comprised of three major physiographic regions: the Fraser Lowlands, the Cascade Mountains and the Coast Mountains. The Fraser River, the longest river in British Columbia, commences its vast, rich floodplain west of the Town of Hope and widens out through the District of Chilliwack and the District of Kent to provide significant tracts of high quality arable land. The more northerly portion of the Fraser River from north of Boston Bar to Hope is a white-water river canyon rimmed by the rolling Cascade Mountains with typical elevations in the 750-1000 m range. To the east and south of the Town of Hope are the Hozameen and Skagit Ranges of the Cascade Mountains, whose peaks reach 1600-2600 m. The Skagit Range continues through to the south of the District of Chilliwack and into the United States. Important tributaries of the Fraser River in these ranges are the Coquihalla and Chilliwack Rivers. Also of significance, especially for recreation, are Chilliwack, Cultus, Kakawa and Woods Lakes and the Skagit River. Of special note is the Vedder Canal (the lower reaches of the Chilliwack River), which is part of the extensive drainage works which drained and reclaimed Sumas Lake, a flat, fertile area west of the built-up portion of Chilliwack.

---

1 - Together, the four regional districts of Greater Vancouver, Dewdney-Alouette, Central Fraser Valley and Fraser-Cheam accounted for 1,420,447 persons, or 51% of the population of British Columbia in 1982 (provincial estimate).

REGIONAL DISTRICT OF FRASER-CHEAM WITHIN THE PROVINCE OF BRITISH COLUMBIA

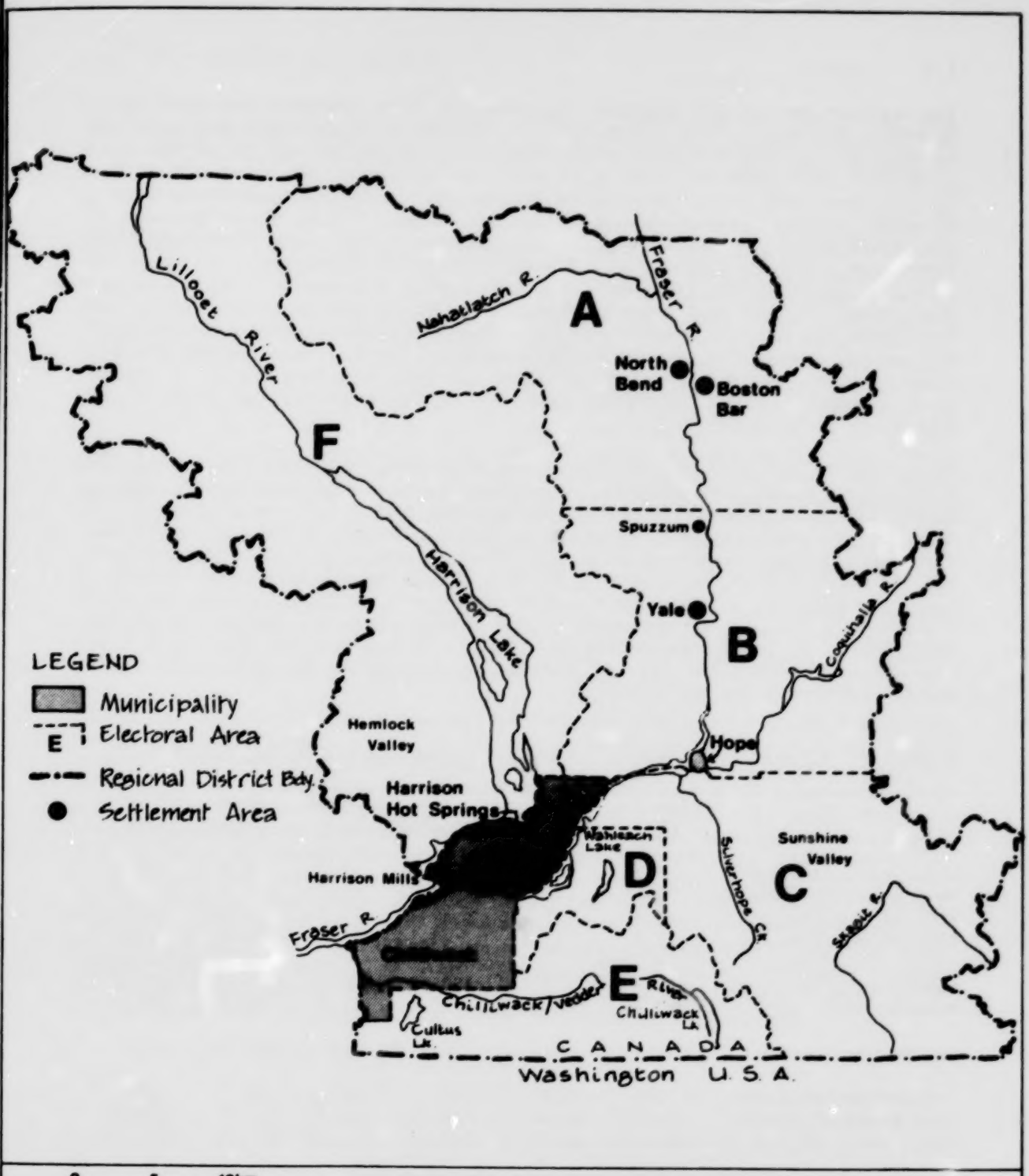
Fig. 1



REGIONAL DISTRICTS IN THE LOWER MAINLAND

Fig. 2

North of the Fraser River is Harrison Lake, the largest lake in the Lower Mainland. Harrison Lake, surrounded by the Lillooet and Pacific Ranges of the Coast Mountains, drains by means of the Harrison River into the Fraser River. Small but important highland lakes west of Harrison Lake are Chehalis and Weaver Lakes which also flow into Harrison River. Generally, the Regional District's name, Fraser-Cheam, is a good summary of the topography, representing the magnificant Fraser River canyon and floodway, and its mountains of which Cheam Peak at 2 107 m stands guard over the Fraser River and is readily visible throughout the more populated portion of the Regional District.



REGIONAL DISTRICT OF FRASER-CHEAM

Fig. 3

1.5 CLIMATE

The western half of the Regional District, including southern Harrison Lake, is within the Marine West Coast climatic zone which is generally characterized by mild wet winters and warm moist summers. The annual rainfall of this zone is about 1500 to 2500 mm, with much of Fraser-Cheam at the lower end of this range. See Table 1. Thus, most of the lowland Fraser Valley areas (Agassiz, Rosedale, Sardis) experience a somewhat wetter climate than prevails in Vancouver (1112.6 - 1540.3 mm), but considerably drier than North and West Vancouver (1802.7 - 2612.1 mm). Snowfall can occur throughout the region but increases significantly with altitude. Little of the Fraser Lowlands west of Hope remain covered with snow for more than a month on average annually. The Hope area can present a more distinct winter. The more northern portion of the region, commencing around Boston Bar/North Bend, is approaching the Dry Interior zone, where rainfall is substantially less and temperature extremes much greater. Little published data are available except for Hell's Gate, just south of Boston Bar.

Temperatures for most of the region are temperate, with the Chilliwack/Kent area hovering around freezing in January but reaching a more balmy 18°C during July. The area to the east, consisting of Hope and the Fraser Canyon North have slightly more extreme temperatures in both January and July. However, very warm summer temperatures can be reached throughout the region making summer outdoor activities pleasant. Conversely, some extremely cold days have been experienced in the winter but these are unusual except at high elevations. The overall mildness of the climate is more apparent when the long length of frost-free period is noted. With the frost-free period on average approaching 200 days or more in the Lowlands, the area is eminently suited climatically for horticulture.

TABLE 1 CLIMATE NORMALS, FRASER-CHEAM REGIONAL DISTRICT

	Agassiz CDA	Chilliwack	Rosedale	Cultus Lake	Hope Airport	Hell's Gate
Mean Daily Jan.Temp°C	1.2	1.5	0.8	1.0	-0.4	-2.6
Mean Daily Jul.Temp°C	17.9	18.2	18.1	17.5	18.5	20.4
Extreme Max.Temp.°C	39.4	37.8	36.7	37.8	40.0	40.6
Extreme Min.Temp.°C	-25.0	-21.7	-21.7	-21.7	-24.4	-27.8
Mean Total Precip.(mm)	1692.9	1880.4	1504.3	1470.5	1715.18	1198.9
Mean Snowfall (cm)	92.1	129.4	92.4	75.5	192.6	188.5
Hrs.Bright Sunshine	1513.3	n/a	n/a	n/a	1521.1	n/a
Frost-Free Per.(days)	) 211	216	191	187	199	204
Last Frost (Spring)	Apr.11	Apr.6	Apr.19	Apr.23	Apr.16	Apr.10
First Frost (Fall)	Nov. 9	Nov.9	Oct.28	Oct.28	Nov. 2	Nov. 1

Source: Canadian Climate Normals 1951-1980, British Columbia, Vols. 1 and 2, Temperature and Precipitation, Vol.6 Frost, Vol.7 Bright Sunshine. Atmospheric Environment Service, Environment Canada, 1982.

1.6 HISTORY OF SETTLEMENT

Because of the diversity of terrain and relatively recent history of the Province of British Columbia, there is no single history of settlement in the Regional District of Fraser-Cheam. The area, however, has a vast history of early communities including Fort Yale, Fort Hope and Port Douglas. In search of furs and routes to the sea, Simon Fraser, in 1808, was the first white man to descend the Fraser River. Real settlement came with the founding of Hudson's Bay Company forts in 1848 at Hope and at Yale. The fur forts served as depots for the Company's transportation systems. Shortly thereafter, Fort Yale was abandoned because of the rigors of the Canyon route. However, in 1858, gold was discovered south of Yale, sparking a gold rush which caused Yale to mushroom to 20,000 persons. This placer gold rush also gave incentive to the development of Hope. Yale was head of river navigation on the Fraser and an important transfer point for eager "prospectors" bent on the Cariboo Gold Rush based at Barkerville. The Harrison Lake/Lillooet route was an alternate route to the Cariboo and in 1858 came into prominence when a trail was built from Port Douglas at the head of Harrison Lake to Lillooet. Port Douglas, Yale and Hope all were laid out with assistance from the Royal Engineers. Port Douglas, though, was abandoned by 1867, while Yale became the seat of government in the mainland and remained strong until the coming of the Canadian Pacific Railway in 1886. Hope, on the other hand, has a long history of lode mining, with activity noted nearby in 1858. By 1868, the Eureka-Victoria mine on Silver Peak was in production. The establishment of Harrison Hot Springs also dates from these days when, in 1873, the village site was pre-empted. However, not until the opening in 1886 of the St. Alice's Hotel, which capitalized on the local hot springs and the CPR line through Agassiz, did the forerunner of the present community emerge.

Chilliwack area settlement commenced as early as 1856 when Volkerk Vedder of New York State began promoting its agricultural possibilities. Lewis Nunn Agassiz, after whom Agassiz was named, also traversed the area in 1860 en route to Barkerville gold. The first land pre-emptions were granted in 1862 and the Township of Chilliwhack was incorporated in 1873. By 1883, the area known as Centreville, the hub of the Chilliwack Valley, was incorporated as a village, later to become the City of Chilliwack in 1908. In 1911, the B.C. Electric tram service connected Chilliwack to Vancouver, followed in 1913 by the Canadian Northern Railway which linked Chilliwack with the rest of Canada. Agassiz settlement began in 1867 and was entrenched with the land pre-emptions of the CPR in 1873. By 1886, a major federal Experimental Farm had been established, with District of Kent incorporation following in 1894. Both Chilliwack and Agassiz grew separately as agricultural service centres as it was not until 1956 that the Fraser River was bridged at Rosedale.

2.0 HUMAN RESOURCES

The purpose of this section is to provide a demographic summary of the region and an indication of the characteristics of the labour force.

2.1 POPULATION

2.1.1 Distribution and Growth Rates

Slight shifts have occurred in the distribution of population in the Regional District from 1971 to 1981. Chilliwack, with 71.4% of the regional population in 1981, has generally held its share, while Kent, Hope and Harrison Hot Springs all have declining shares. In contrast, the six Electoral Areas together appear to be increasing their share of the regional population. See Table 2.

TABLE 2 REGIONAL POPULATION DISTRIBUTION 1971-1981

	Population 1971	% of RDFC	Population 1981	% of RDFC
Chilliwack	32,874	71.3	40,642	71.4
Kent	2,966	6.4	3,394	6.0
Hope	3,153	6.8	3,205	5.6
Harrison Hot Springs	598	1.3	569	2.0
Electoral Areas	5,092	11.1	7,158	12.6
Indian Reserves	1,414	3.1	1,966	3.4
Regional District of Fraser-Cheam	40,097	100.0	56,934	100.0

Source: Statistics Canada, 1971 and 1981 Censuses of Canada.

The latest population estimate of 58,132 for the Regional District confirms the continued growth of the region. From 1971 to 1981, the compound growth rate has been approximately 2.2%, slightly ahead of the previous ten years. Each of the municipalities, with the exception of Harrison Hot Springs, has continued to grow, albeit at a slower pace from 1971 to 1981, than in the 1961 to 1971 boom period. Harrison Hot Springs has essentially remained stable. In contrast, five of the six Electoral Areas have had significant increases in the rate of growth, although the absolute population figures remain relatively small. Native Indian populations have also increased, but may reflect a trend for a higher proportion of Band members to remain on the Reserves. See Table 3.

TABLE 3 REGIONAL POPULATION CHANGE 1961-1983

	Population					% Change		% Compound Growth Rate
	1961	1971	1976	1981	Est. 1983	1961-71	1971-81	1971-1981
Chilliwack	26,555	32,874	36,939	40,642	41,242	23.8	23.6	2.2
Kent	2,194	2,966	2,924	3,394	3,654	35.2	14.4	1.4
Hope	2,751	3,153	2,963	3,205	3,248	14.6	1.6	0.12
H.H.Springs	475	598	572	569	576	25.9	-4.8	-0.5
Elec.Area A*	n/a	984	1,281	1,168	n/a		18.7	1.6
Elec.Area B	n/a	814	1,223	1,197	n/a		47.1	4.0
Elec.Area C	n/a	1,192	1,418	1,542	n/a		29.4	2.6
Elec.Area D	n/a	345	412	524	n/a		51.9	4.2
Elec.Area E	n/a	1,350	1,823	2,492	n/a		84.6	6.3
Elec.Area F	n/a	232	327	159	n/a		-31.5	-3.5
Ind.Res.**	1,607	1,414	1,742	1,966	n/a	-12.0	39.0	3.4
R.D.F.C.	38,016	46,097	51,430	56,934	58,132	21.3	23.5	2.2

* - Electoral Area data is not published by Statistics Canada but has been calculated for these areas by the Central Statistics Bureau.

** - Only Indians on Reserve; total Band size could be larger.

Source - Statistics Canada 1961, 1971, 1976 and 1981 Censuses of Canada. Central Statistics Bureau, Ministry of Industry and Small Business Development for Electoral Area tabulations and 1983 estimates.

2.1.2 Age Composition

The change in the regional age composition from 1971 to 1981 reflects a shift to an older population profile in keeping with general trends across Canada. The school aged population (5-19) has dropped from 32.4% of the region to 24.6% in 1981, while the elderly, those aged 65 or older, has increased from 9.6% to 12.3%. The largest age group in 1981 was the 25-34 year olds. See Table 4.

TABLE 4 REGIONAL AGE COMPOSITION, 1971 and 1981

Age Group	1971				1981			
	Male	Female	Total	% of Total	Male	Female	Total	% of Total
0 - 4	1780	1685	3465	7.5	2155	2030	4185	7.4
5 - 9	2355	2350	4700	10.2	2110	1880	3990	7.0
10 - 14	2660	2510	5165	11.2	2290	2230	4520	7.9
15 - 19	2660	2455	5110	11.1	2820	2675	5495	9.7
20 - 21	1985	1490	3475	7.5	2515	2320	4835	8.5
25 - 34	2625	2490	5105	11.1	4385	4160	8545	15.0
35 - 44	2680	2515	5190	11.3	3145	3090	6235	11.0
45 - 54	2525	2655	5185	11.3	3000	2995	5995	10.5
55 - 64	2045	2090	4140	9.0	2840	3250	6090	10.7
65 - 69	855	760	1615	3.5	1235	1350	2585	4.5
70 +	1420	1495	2920	6.3	2055	2395	4450	7.8
Total	23,590	22,505	46,095	100.0	28,560	28,375	56,935	100.0

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
Totals do not add because of random rounding.

2.1.3 Households

Along with the increase in population has been an increase in households. However, because average household size has declined from 3.3 persons in 1971 to 2.8 persons in 1981, the increase in household formation has been at a greater rate than the increase in population. Of particular note is the sharp increase in 1 and 2 person households which, in 1981, accounted for over half of all households. Correspondingly, households with 6 or more persons have declined dramatically. Family households, that is, those households with 2 or more related persons, have also continued to decline in size, with the average family size for the region indicated as 3.1 persons in 1981. See Table 5.

TABLE 5 PRIVATE HOUSEHOLDS IN REGION, 1971-1981

No. of Persons/Household	1971 No.	1971 %	1981 No.	1981 %
1	1910		3990	20.0
2	3705		6775	34.0
3	2005		3255	16.3
4-5	6030		5015	25.2
6-9	2665		865	4.3
10 or more	150		40	0.2
Total	13,020	100.0	19,950	100.0
Average Household Size	3.3		2.8 persons	
No.of Families in Private Hhld.	10,685		15,510	
Average Family Size	3.6		3.1 persons	

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
Note : Totals do not add because of random rounding.

2.1.4 Population Forecasts

Regional District population forecasts indicate an expectation of continued growth for the region but at a declining rate. By 2001, the Regional District is anticipated to increase by more than 20,000 persons to a total of 77,245. Detailed municipal and electoral area populations are not available to that date, although Chilliwack is likely to continue its role as the dominant centre of population. Municipal estimates for Chilliwack suggest a population of 46,651 by 1991. Growth in Kent is likely to continue primarily on the basis of natural increase, while the Town of Hope is approaching its physical limitations for population growth. However, the Kakawa Lake and Silver Creek areas adjacent to Hope are the area's major locations of growth. As a result, the Hope area has continuing growth prospects. Population growth within other Electoral Areas is possible, such as in Area E (Cultus Lake), but is contingent on services and policies supportive of residential development. See Table 6.

TABLE 6 POPULATION FORECASTS TO 2001 FOR FRASER-CHEAM REGIONAL DISTRICT

	1981	1986	1991	1996	2001
Population	56,935	62,792	68,193	72,984	77,245
Absolute Growth		5,857	5,401	4,791	4,161
5-year % Growth		10.3	8.6	7.0	5.8

Source: Monitoring Report: Official Regional Plan 1982, Plan for the Lower Mainland of British Columbia, prepared by Official Regional Plan Monitoring Sub-Committee, 1982.

2.1.5 Native People

The original inhabitants of the Fraser-Cheam Regional District are still an important part of the population. In 1981, there were twenty-five Bands in the area, the largest number being within Chilliwack. Some of the Bands, such as Skookumchuck on Lillooet River, are very remotely located. Total Band population in late 1981 was 3046 persons, of whom 1568, or 51% were actually resident on the Reserves. The movement of Native People on and off-Reserve can fluctuate seasonally and annually. Depending upon the Reserve, there may be a gradual shift to more Band members residing on the Reserve. See Table 7.

The twenty-five Bands held 119 Reserves comprised of over 110 square kilometres of land. In some cases, Reserve lands are very accessible and relatively fertile, as in Seabird Island, east of Agassiz, or are very small marginal parcels as around Yale. Land management is under the control of the Bands, even if located within municipal borders.

In Fraser-Cheam, there are a number of notable Native Indian operations, among them the Coqualeeza Education Centre and Salish Weavers in Sardis and the Chawathil Farm Co-operative (trout fish farm and truck garden) west of Hope.

TABLE 7 NATIVE PEOPLE IN THE REGIONAL DISTRICT OF FRASER-CHEAM, 1981

Geographic Area	Band	No.of Reserves	Total Acreage of Reserves	1981 Population			
				On-Reserve	On Crown Land	Off-Reserve	Total Band
Chilliwack Area:							
.Sardis	Aitchelitz	1	52.0	18	0	1	19
	Chamil	3	999.1	23	0	35	58
	Skowkale(Skulkayn)	2	169.0	53	0	28	81
	Skway	1	538.0	6	0	35	41
	Yakeweakwioosse	1	48.0	19	0	8	27
	Tzeachten	1	697.0	92	0	40	132
.Chilliwack	Kwaw-Kwaw-Apilt	1	155.0	12	0	8	20
	Skwah	4	844.5	125	0	118	243
	Squiala	2	315.7	43	0	23	66
.Vedder Crossing	Soowahlie	1	1,140.0	80	0	68	148
.Rosedale	Cheam	2	1,240.8	112	0	62	174
	Popkum	1	373.0	6	0	0	6
Agassiz Area:							
.Agassiz	Chehalis	2	2,240.7	319	4	165	488
	Seabird Island	1	5,290.1	220	0	125	345
Hope/Yale Area:							
.Hope	Hope	5	1,518.3	65	5	96	166
	Peters	3	486.8	25	0	12	37
	Skawahlook	2	185.1	17	1	39	57
.Yale	Union Bar	7	1,234.8	11	0	38	49
	Yale	16	554.6	39	0	40	79
	Spuzzum	16	1,571.9	14	0	33	47
North Bend/Boston Bar Area:							
.Boston Bar	Boothroyd	19	2,774.7	82	5	92	179
.North Bend	Boston Bar	12	1,510.3	60	0	35	95
Harrison Lake/Lillooet River Area:							
	Skookumchuck	10	1,670.0	26	1	190	217
	Douglas	3	1,068.3	24	13	69	106
Harrison Mills:							
	Scowlitz (but only 1 in area)	3	585.0	77	5	84	166
Total	25 Bands	119	27,262.7 (11 032.8 ha)	1,568	34	1,444	3,046

Sources:. List of Addresses for Band Administration Offices for the B.C. Region, DIAND, October 1983.
. Number and Acreage of Indian Reserves by Band, Dept. of Indian Affairs, Information Services, December 31, 1976.
. Registered Indian Population by Sex and Residence for Bands, Districts, Regions and Canada, December 31, 1981.

2.2 LABOUR FORCE

Within this section is presented information on the regional labour force, that is, those persons who are residents of the region and who are working or want to work. Because of the ease of transportation, some of these residents may work in communities outside Fraser-Cheam. This section does not contain data on employment, that is, the number of jobs within the region, as recent surveys have not been done. Later manipulations of the 1981 Census data will permit 1981 employment to be calculated but these data are not available for this profile.

2.2.1 Labour Force by Industry Sector

From 1971 to 1981, the labour force grew by 63.9% to 26,275 persons. This rate is much faster than the regional population increase of 23.5% and indicates changes in the structure of the labour force. The labour force has grown for all industry sectors except mining,[1] although the primary sectors of agriculture, forestry, fishing, trapping and mining experienced a more modest increase. The greatest percentage increase occurred in the categories of finance, insurance and real estate; community business and personal services (includes tourism), and fishing and trapping. In 1981, the personal service division accounted for 26.7% of all the labour force, followed by trade at 15.3% and public administration and defence at 13.4% The primary industries slipped from second rank in 1971 to fourth in 1981, but at 12.2%, were still ahead of manufacturing which accounted for 10.6% of the labour force. See Table 8.

TABLE 8 REGIONAL LABOUR FORCE BY INDUSTRY SECTOR, 1971-1981

Industry Division	1971 No.	1971 %	1981 No.	1981 %	% Change 1971-1981
Agriculture	1,485	9.3	1,745	6.6	17.5
Forestry	925	5.8	1,230	4.7	33.0
Fishing & Trapping	25	0.1	60	0.2	140.0
Mines(Milling),Quarries	220	1.4	165	0.6	-25.0
Manufacturing	1,770	11.0	2,780	10.6	57.1
Construction	1,365	8.5	2,380	9.1	74.4
Transportation, Communication & Utilities	865	5.4	1,355	5.2	56.6
Trade	2,465	15.4	4,025	15.3	63.3
Finance, Insurance & Real Estate	415	2.6	955	3.6	130.1
Community, Business & Personal Service Industries (Tourism)	3,880	24.2	7,010	26.7	80.7
Public Admin. & Defence	2,475	15.4	3,520	13.4	42.2
Industry Unspecified or Undefined	140	0.9	1,055	4.0	653.5
Total Labour Force	16.030	100.0	26,275	100.0	63.9

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
1981 based on detailed industry classification.

1 - Prior to opening of Carolin Mines.

Labour force projections and targets have been developed to the years 2006 and 2001 respectively. The projections indicate that the labour force could grow to 39,000 by 2006; however, these projections utilize assumptions similar for all three Valley[1] regional districts and hence are likely to be high for Fraser-Cheam. Nevertheless, this rate of labour force growth is slower than in the past but still faster than the anticipated population growth. However, regional employment is not expected to increase as rapidly with the expectation that the region will contain about 25,000 jobs by 2001. Under the Plan for the Lower Mainland of British Columbia and the Fraser-Cheam Official Regional Plan, this figure was also regarded as a target, with the difference likely to be commuters elsewhere within the Lower Mainland. This is not unusual since areas such as Greater Vancouver have the inverse situation with more jobs than resident labour force available. Of course, Fraser-Cheam residents may not commute to Vancouver, but could work in the growth centres in between. See Tables 9 and 10.

TABLE 9 REGIONAL LABOUR FORCE PROJECTIONS AND TARGETS TO 2001

Year	No. of Persons In Total Labour Force	5 Year Change Persons	5 Year Change % Increase
1976 Base	22,000		
1981 Actual	25,990	3,990	18
1986 Projection	29,550	3,560	14
1991 Projection	32,555	3,005	10
1996 Projection	34,724	2,169	7
2001 Projection	37,040	2,316	7
2006 Projection	39,086	2,046	6
2001 Target	35,000	1971-2001 = 59% increase	

Sources: 1) for base and target - Plan for the Lower Mainland of British Columbia, Schedule A Official Regional Plan, 1981, p.26.
2) 1981 - Statistics Canada.
3) 1986-2006 Projections - GVRD for Lower Mainland Monitoring Report, November 1983. Based on "medium migration" population projections and Valley Participation rates.

TABLE 10 REGIONAL EMPLOYMENT TARGETS TO 2001

	No. of Persons	Change 1976-2001	% Increase
1976 Base	20,000		
2001 Trend	25,000	5,000	25
2001 Target	25,000	5,000	25

Source: Plan for the Lower Mainland of British Columbia, Schedule A Official Regional Plan 1981, p.26.

1 - Fraser-Cheam, Dewdney-Allouette and Central Fraser Valley Regional Districts.

2.2.2 Participation and Unemployment Rates

The male labour force in 1981 stood at 15,760 persons compared with 10,235 persons in the female labour force, although both male and female components of the population are similar in size. See Table 11. The participation rate for males is 73.6% which is slightly lower than the average Valley rates but probably reflects the student population, the armed forces base, and the prison inmates, most of whom are male. The female participation rate of 46.6% has grown significantly since 1971 in all age groups but 65+, and in all likelihood will continue to increase in line with the major societal trend of more working women. Both relatively low participation rates also reflect a significant retirement population.

TABLE 11 REGIONAL LABOUR FORCE PARTICIPATION AND UNEMPLOYMENT RATES 1981

	Labour Force Size *	Participation Rate (%)**	Unemployment	
			No.of Persons	Rate %
Males	15,760	73.6	870	5.5
Females	10,235	46.6	905	12.3
Total	25,995	n/a	1,775	6.8

* - Persons aged 15 years and over and actively seeking work.
** - Ratio of labour force to working age population (i.e. persons aged 15 years and over).

Source: 1981 Census of Canada, Statistics Canada.

The 1981 unemployment rates for the region were a modest 5.5% for males and a more significant 12.3% for women. In total, 1,775 persons were recorded as unemployed. These figures were obtained before the recession peaked in 1982/83 and are higher in 1984. The most recent estimations of unemployment are figures derived from Canada Employment and Immigration for the Chilliwack and Hope Canada Employment Centres. See Table 12. Based on these figures in the fall of 1983, a minimum of 2,952 persons were actively looking for work, which is an increase of 66% over 1981. For Chilliwack, the largest occupation categories seeking work were the clerical, service and construction groups, while in Hope, the same groups, only ranked differently, were also highest. Clearly different between the two areas were the 8.6% in the processing category in the Chilliwack area and the 8.8% in forestry in Hope. While some of these figures are seasonal, they do reflect the impact of the recession. On the other hand, these people represent a pool of trained labour to meet future business requirements.

TABLE 12 UNEMPLOYMENT (INSURED CLAIMANTS) BY OCCUPATION CATEGORY, FRASER-CHEAM, 1983

Occupation Category[1]	Chilliwack Area[2] (% of Total)	Hope Area[3] (% of Total)
Managerial, Administrative	1.6	0.3
Science & Engineering	1.0	2.1
Social Sciences & Related	0.6	0.5
Religion	0.1	0
Teaching	3.2	2.1
Medicine & Health	2.6	2.4
Artistic, Literary	0.2	0.3
Sport & Recreation	0.4	0
Clerical	17.1	13.4
Sales	7.5	6.4
Service	15.3	19.5
Farming	4.9	2.9
Fishing, Trapping, Hunting	0.2	0.5
Forestry	3.3	8.0
Mining	0.6	4.5
Processing	8.6	3.5
Machining	3.0	4.0
Product Fabricating	4.8	4.5
Construction	15.1	17.9
Transport Equipment Operating	5.3	4.8
Material Handling	1.2	1.3
Other Crafts & Equipment Operating	0.5	0
Not Classified	2.7	0.8
Not stated or invalid	0.2	0
Total	100.0[4]	100.0[4]
	2,565 persons	387 persons

Source: Regional Economic Services Branch, Canada Employment and Immigration, September 1983.

1- Excludes maternity and sick claims, so data approximates number of unemployed as recorded in mid-September 1983.

2- All areas serviced by Chilliwack Canada Employment Centre including Kent and Harrison Hot Springs.

3- All areas served by Hope Canada Employment Centre.

4- Percents do not add because of random rounding by source.

2.3 INCOME AND WAGE RATES

Historical income data for Fraser-Cheam is presented in this section with similar data by municipality within the Community Profiles.

2.3.1 Income

The most current data available on individual and family income are for 1981[1] and have been derived from two sources - Revenue Canada which records individual tax returns, and Statistics Canada, which, through the Census, can provide estimates of total income per person and by families. Based on Revenue Canada returns, the average income per return in the region in 1981 was $14,123 which was considerably lower than the provincial average of $16,631. Only the Central Coast and Okanagan-Similkameen Regional Districts ranked lower. When compared with the Census data, some of the reasons may be more apparent. According to the Census, the male average income was $16,660 while the female average income was $7,782. The lower paying jobs that many women have likely contributes to the lower taxation averages; in addition, self-employed persons, especially those in agriculture, calculate their returns differently from employed workers. Based on the taxation returns, the total declared prsonal income within the Regional District was $521,926,000 in 1981. Substantial increases have occurred regularly varying in percent according to inflation, periods of recession, and population increases (increase in returns). See Tables 13 and 14.

Census data on family incomes indicate an average family income of $24,911 in 1980. Fully 42% of these families had total incomes in excess of $25,000 per year with 13.3% alone having incomes of $40,000 or more. Two-income families likely account for this sizeable group with higher incomes. See Table 15. An examination of the distribution of incomes throughout the Regional District in 1981 indicates that Hope residents had the highest average individual income with the lowest found in Kent. While Harrison Hot Springs had the lowest percentage of low income returns, it also had the lowest share of high income earners. Chilliwack was slightly above the regional average while Electoral Area incomes were below the average. Compared with British Columbia, Fraser-Cheam had more lower income persons (47.1% versus 40.0%) with incomes less than $10,000 and lower proportions in all other income brackets than the provincial averages. See Table 16.

TABLE 13 TAXATION RETURNS, REGIONAL RESIDENTS 1974-1981

Year	No. of Returns	Total Income*	% Increase	Average Income	% Increase
1974	24,132	$194,317,000		$ 8,052	
1975	25,615	230,195,000	18.5	8,986	11.6
1976	26,427	267,689,000	16.3	10,129	12.7
1977	27,088	292,877,000	9.4	10,812	6.7
1978	31,122	328,618,000	12.2	10,559	- 2.3
1979	32,054	368,286,000	12.1	11,489	8.8
1980	34,587	445,632,000	21.0	12,884	12.1
1981	36,955	521,926,000	17.1	14,123	9.6

Source: Central Statistics Bureau, Ministry of Industry and Small Business Development from Revenue Canada Income Tax Returns.
* - personal income sources including pensions, investments and wages.

1 - 1982 tax returns are still being tabulated and 1983 returns are not submitted to Revenue Canada until April 1984.

TABLE 14 TOTAL INCOME, REGIONAL RESIDENTS 1980

Income Group	Persons 15 years and over with Income					
	Male	%	Female	%	Total	%
< $ 1,000	1,540	7.6	1,940	11.4]		
$ 1,000- 1,999			1,455	8.5]	4,935	13.2
$ 2,000- 2,999	1,115	5.5	1,245	7.3]		
$ 3,000- 3,999			1,370	8.0]	3,730	10.0
$ 4,000- 5,999	1,955	9.6	3,520	20.6	5,475	14.6
$ 6,000- 7,999	2,645	13.0	1,690	9.9]		
$ 8,000- 9,999			1,435	8.4]	5,770	15.4
$10,000-14,999	2,925	14.3	2,390	14.0	5,315	14.2
$15,000-19,999	3,120	15.3		]		
$20,000-24,999	2,900	14.2	2,035	11.9]	12,225	32.6
$25,000 and over	4,170	20.5		]		
Total	20,375	100.0	17,090	100.0	37,465	100.0
Average Income	$16,660		$ 7,782			
Median Income	$15,008		$ 5,408			

Source: 1981 Census of Canada, Statistics Canada.
Note: Totals do not add because of random rounding.

TABLE 15 CENSUS FAMILY INCOME, REGIONAL RESIDENTS, 1980

Income Groups	No. of Families	%
< $ 5,000	740	4.8
$ 5,000- 9,999	1,845	11.9
$10,000-14,999	2,045	13.2
$15,000-19,999	2,190	14.1
$20,000-24,999	2,180	14.0
$25,000-29,999	1,925	12.4
$30,000-39,999	2,530	16.3
$40,000 and over	2,065	13.3
Total	15,515	100.0
Average Family Income	$24,911	
Median Family Income	$22,182	

Source: 1981 Census of Canada, Statistics Canada.
Note: Total does not add because of random rounding.

TABLE 16 INCOME BRACKETS BY COMMUNITY, REGIONAL DISTRICT OF FRASER-CHEAM, 1981

Community		<$6,000	$6,000-9,999	$10,000-14,999	$15,000-19,999	$20,000-24,999	$25,000-29,999	$30,000-34,999	$35,000 & over	All Returns	Total Income $millions	Average Income
Chilliwack	No.	8,797	4,393	4,208	3,488	2,755	1,938	1,144	1,612	28,335	402.7	$ 14,212
	%	31.3	15.5	14.9	12.3	9.7	6.8	4.0	5.7	100.0		
Kent	No.	708	289	321	267	171	134	81	97	2,068	26.9	13,004
	%	34.2	14.0	15.5	12.9	8.3	6.5	3.9	4.7	100.0		
Hope[1]	No.	1,385	626	520	385	357	243	195	290	4,001	57.4	14,343
	%	34.6	15.7	13.0	9.6	8.9	6.1	4.9	7.2	100.0		
Harrison Hot Springs	No.	117	72	87	84	36	30	8	17.0	451	6.0	13,245
	%	25.9	16.0	19.3	18.6	8.0	6.6	0.8	3.8	100.0		
Subdivision A (Elect.Areas A - C)	No.	289	88	98	76	89	73	31	37	781	10.7	13,745
	%	37.0	4.3	12.6	9.7	11.4	9.3	4.0	4.7	100.0		
Subdivision B (Elect.Areas D - F)	No.	423	213	209	169	111	85	48	61	1,319	18.0	13,677
	%	32.1	16.2	15.9	12.8	8.4	6.4	3.6	4.6	100.0		
R.D.F.C.	No.	11,719	5,681	5,443	4,469	3,519	2,503	1,507	2,114	36,955	521.9	14,123
	%	31.7	15.4	14.7	12.1	9.5	6.8	4.1	5.7			
B.C.	%	26.1	13.9	14.9	12.8	10.5	8.2	5.2	8.4	100.0	30,240.5	16,631

Source: Central Statistics Bureau, Industry and Small Business Development from Revenue Canada Income Tax Returns.

1 - Tax returns based on municipal postal address and therefore include returns of persons resident outside municipal boundaries - in effect, Hope and area.

2.3.2 Wage Rates

Data on wage rates in the region is not readily available. Employment and Immigration Canada produce wage rate data only for Greater Vancouver and estimate[1] that many of the union rates are applicable to Fraser-Cheam, but that non-union sector wage rates should be reduced 5 to 10 percent. Greater Vancouver wage rates for occupations typical of Fraser-Cheam are presented in Table 17. It should be noted that as of November 1983, the minimum wage rate was $3.65 per hour.

2.4 LABOUR RELATIONS

The most unionized of the industry sectors within Fraser-Cheam are forestry, mining, and various public services at the municipal, provincial and federal level. At least nine union locals and employee associations have offices within the Regional District but several other unions, whose headquarters are outside the area are also important. Included among these are the International Union of Operating Engineers (Local 115C at Carolin Mines) and the B.C. Government Employees Union (B.C.G.E.U.). With the exception of province-wide strikes by B.C.G.E.U. in August 1982 and November 1983, there are no records of work stoppages having occurred during 1982/83 in Fraser-Cheam. See Table 18.

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1 - Rashid Chaudrey, Employment Market Advisor, Employment and Immigration Canada, September 1983.

TABLE 17 WAGE RATES FOR SELECTED OCCUPATIONS WITHIN GREATER VANCOUVER, 1983

Occupation		Rates Effective July 1983
Nurse - General Duty (Registered)		$11.64 - 13.50/hr - union
Grocery Clerk Cashier		$11.88 - 13.68/hr - union
Shipper/Receiver		$ 8.92 - 12.92/hr - union
Letter Carrier		$11.03 - 11.30/hr - union
Sales Clerk - Retail & Dept. Store		$ 5.77 - 7.26/hr - union $ 3.65 - 7.81/hr - non-union
Police Officer - R.C.M.P.		$10.45 - 11.36/hr - union
Cook - Short Order & Fry Cook		$ 6.80 - 9.29/hr - union $ 3.65 - 8.69/hr - non-union
Waiter/Waitress		$ 5.82 - 7.80/hr - union $ 3.65 - 7.47/hr - non-union
Cleaner Room/Chamber Person		$ 8.05 - 8.75/hr - union $ 4.00 - 8.64/hr - non-union
Farm Worker, Vegetable	Machine Operators	$ 5.00 - 6.00/hr - non-union
	Harvesters	$ 3.65 - 4.50/hr - non-union
Farm Worker, Fruit	Berries	$ .15 - .195/lb - non-union
	Other Fruit	$ 8.00 - 18.00/bin- non-union
Farm Worker, Dairy	Large dairy farm	$1,200 - 1,800/mo
	Small dairy farm	$ 800 - 1,000/mo
Faller and Bucker Plus call time & travel time		$177.71/day - union
Steel Spar Operator		$14.87/hr - union
Chokerman/woman	Plus shift differ.	$13.53/hr - union
Miners, Raise, Drift, Shaft & Coal or Soft Rock	Plus bonus or COLA	$12.20 - 14.53/hr - union $ 9.28 - 11.00/hr - non-union
Cannery Worker - fresh & frosted foods	Light	$ 5.30 - 6.08/hr - union
	Heavy	$ 5.46 - 8.20/hr - union
		$ 5.00 - 8.00/hr - non-union
Labourer, Sawmill	Plus shift differ.	$13.14/hr - union
Machinist, General		$12.40 - 17.52/hr - union
	Plus DOE	$11.50 - 13.00/hr - non-union
Diesel Mechanic		$12.93 - 15.60/hr - union $11.00 - 13.70/hr - non-union
Electrician Construction		$13.99 - 18.69/hr - union $12.00 - 15.38/hr - non-union
Carpenters, General Maintenance, Finishing, Framing, Siding		$13.42 - 19.55/hr - union $10.00 - 15.00/hr - non-union

Source: Labour Market Survey, Greater Vancouver, July 1983, Employment Market Advisory Service, Employment and Immigration Canada.

TABLE 18 UNION LOCALS HAVING OFFICES WITHIN THE REGIONAL DISTRICT OF FRASER-CHEAM

CUPE

Local 411 (Fraser Valley)
Chilliwack School Employees
Box 157
Chilliwack, B.C. V2P 6H7

Local 458 (Fraser Valley)
Chilliwack Municipal Employees
Box 219
Chilliwack, B.C. V2P 6J1

CARPENTERS

Local 1843 (B.C.)
Box 89
Chilliwack, B.C. V2P 6H7

Local 2423 (Fraser Valley)
Box 1225
Hope, B.C. V0X 1L0

CLAC (Christian Labour Assn.of Canada)

Local 102 (Fraser Valley)
Agassiz General Workers

Local 111 (Fraser Valley)
Chilliwack General Workers

FIREFIGHTERS

Local 2826 (Chilliwack)
46174 McCaffrey
Chilliwack, B.C. V2P 1G5

LETTER CARRIERS

Local 110 (Chilliwack)
Box 261
Chilliwack, B.C. V2P 6J2

MANCO HOME EMPLOYEES ASSN.
(Fraser Valley)
Box 544
Agassiz, B.C. V0M 1A0

PSAC (Public Service Alliance of Canada)

Union of National Defence Employees (B.C.)
46622 Chilliwack Central Road
Chilliwack, B.C. V2C 1K2

Western B.C. and Yukon
6939 Fraser Drive, P.O. Box 403
Agassiz, B.C. V0M 1A0

B.C. TEACHERS FEDERATION

School District 32 (Fraser Valley)
Hope Teachers' Assn.
Box 1264
Hope, B.C. V0X 1L0

School District 33 (Fraser Valley)
Chilliwack District Teachers' Assn.
43010 Old Orchard Road, R.R.#1
Sardis, B.C. V0X 1Y0

School District 76 (Fraser Valley)
Agassiz-Harrison Teachers' Assn.
P.O. Box 192
Agassiz, B.C. V0M 1A0

IWA (International Woodworkers of America)

Local 1-367 (Boston Bar)
22554 Lougheed Highway
Maple Ridge, B.C.

Source: B.C. Labour Directory as reported by the Policy and Research Branch, Ministry of Labour, September 1983.

3.0 REGIONAL ECONOMY

3.1 AGRICULTURE

3.1.1 The Land Base and Farm Characteristics

Agriculture is the historical and current mainstay of the economy of the Regional District of Fraser-Cheam. The Lower Fraser Valley, the area of flat to rolling land along the Fraser River, supports most of the agricultural activity. This floodplain, with its predominance of high capability land for agriculture and generally mild climate with a long growing season, is home to one of the most important agricultural areas in British Columbia. Within this broad valley, the Regional District of Fraser Cheam is an outstanding contributor to the strength and diversity of the Lower Mainland agricultural region. In 1981, the year of the most current agricultural census[1], the total gross farm income in Fraser-Cheam was $76,966,032 which represented 18.1% of the whole Mainland Region[2] and 9.6% of the Province.

The areas of high agricultural capability are primarily in Chilliwack and Kent. See Figure 4. Generally these areas have excellent capability based on inherent soil types and climate. The few limitations which exist are mainly related to drainage, irrigation or slope. For further details, see Section 4.0, of the Regional Overview - on Land Use, or refer to maps available at the Chilliwack office of the Ministry of Agriculture and Food.

In 1981, a total of 1109 farms were identified in the census with nearly half (545) being predominantly commercial having sales of $10,000 or more. While the number of farms has decreased from the 1971 total of 1248, the total area of land devoted to farms has increased by 3.5% to more than 24 200 hectares. See Table 19. Although the farms account for only 5.5% of all farms in British Columbia and average only 21.8 hectares in size, they include 13.7% of all the Province's high earning farms with annual sales in excess of $100,000. See Table 20. The capital investment of these farms is substantial with a total capital value in 1981 of $625,228,000; fully one-third of all farms have an individual value of $500,000 or more. Nonetheless, the return of the farms in terms of the relationship of value of agricultural product sales to capital value, is greater (12.3%) than the Province (9.4%) and just slightly below the whole Mainland Agricultural Region (12.9%). See Table 21.

The Ministry of Agriculture and Food annually prepares estimations of the value of agricultural output for the Regional District. In 1983, the total value was estimated at $119.9 million, with $40.5 million, or 33.7% of this derived from crops, $60.0 million, or 50% from dairy production, and the remainder predominantly from livestock and egg sales. See Table 22.

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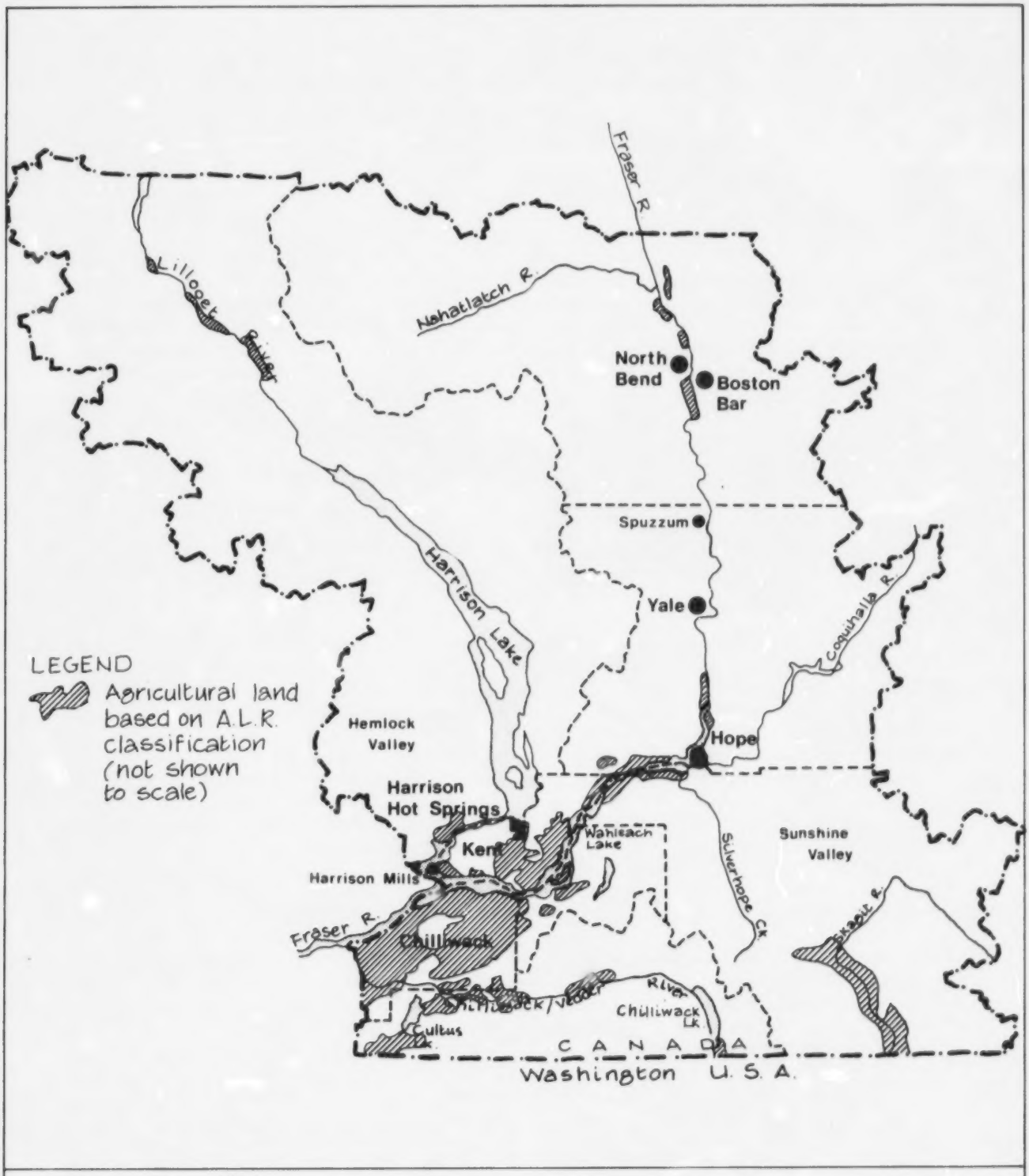
1 - 1981 Census of Canada, Agriculture British Columbia, Cat.96-911, Oct. 1982.

2 - Regional Districts of Fraser-Cheam, Greater Vancouver, Central Fraser Valley, Dewdney-Alouette, Sunshine Coast and Powell River.



REGIONAL DISTRICT OF FRASER-CHEAM AGRICULTURAL LAND

Fig.4

3.1.2 Farm Tenure and Labour

The majority of farms are owner operated (74%), although combinations of owned and leased land operations have grown proportionately. See Table 23. While over half (51%) of all farm operators across the Province also perform paid off-farm work, in Fraser-Cheam, the proportion is somewhat lower, being 44.6% of 495 operators. Of this paid off-farm work, 81% is in non-agricultural work, averaging 200 days duration in 1981. It should be noted that 447 of the farms reported annual sales of less than $5,000 and that 350 farms were less than 4 hectares in size. Very likely the majority of the off-farm work is undertaken by the operators of these small enterprises. In contrast, 235 farms hired year-round paid labour for an equivalent of 364 person-years of work, while seasonal paid labour is critical for 386 farms. Most of these farms would be operated as full-time commercial ventures. See Tables 24 and 25. According to the Canada Farm Labour Pool for Chilliwack, 2,200 persons were placed in seasonal agricultural work in 1983. This is up from the 1400-1500 persons in 1982.

TABLE 19 NUMBER OF CENSUS FARMS BY FARM SIZE, 1971 and 1981

Farm Size	Fraser-Cheam 1971	Fraser-Cheam 1981	Mainland Region 1981	British Columbia 1981
< 3 acres (1.2 ha)	89	48	217	716
3- 9 acres (1.2- 3.6 ha)	311	302	2,177	4,525
10- 69 acres (4.2- 27.9 ha)	600	517	2,809	7,137
70- 129 acres (28.3- 52.2 ha)	176	153	530	1638
130- 179 acres (52.6- 72.4 ha)	38	37	178	1614
180- 239 acres (72.8- 96.7 ha)	14	23	89	531
240- 399 acres (97.1-161.5 ha)	12	12	93	1,205
400- 559 acres (161.9-226.2 ha)	2	4	13	613
560- 759 acres (226.6-307.2 ha)	2	5	12	593
760-1119 acres (307.6-452.9 ha)	1	6	9	546
1120-1599 acres (453.3-647.2 ha)	2	-	1	354
1600+ acres (647.5 ha+)	1	2	6	540
TOTAL	1,248	1,109	6,134	20,012

Source: 1981 Census of Canada, Agriculture British Columbia, Cat.96-911, Oct.1982; 1971 Census of Canada, Agriculture presented in Agriculture Profile, Chilliwack District.

TABLE 20 NUMBER OF FARMS CLASSIFIED BY SALES CLASS, 1971 and 1981

Farms Reporting sales of:	Fraser-Cheam 1971	Fraser-Cheam 1981		Mainland Region 1981	British Columbia 1981
$250,000 & over		70		439	663
100,000 - $249,999		226		844	1,491
50,000 - 99,999	507	94	545	438	1,346
25,000 - 49,999		62		354	1,748
10,000 - 24,999		93		616	2,802
5,000 - 9,999	64	117		646	2,487
2,500 - 4,999	121	148		919	3,060
Under $2,500	555	299		1,878	6,415
Total No. of Farms	1,248	1,109		6,134	20,012
Total Value of Agricultural Products Sold		$76,966,032		$424,642,782	$799,653,662

Source: Table 20, 1971 and 1981 Census of Canada, Agriculture British Columbia, Cat.96-911, Oct. 1982.

TABLE 21 FARM CAPITAL, 1971 and 1981

Farms classified by Total Capital Value:	Fraser-Cheam 1971[1]	Fraser-Cheam 1981	Mainland Region 1981	British Columbia 1981
<$10,000	26	1	6	33
$10,000 - $24,999	181	10	30	127
25,000 - 49,999	347	13	53	354
50,000 - 99,999	306	42	229	1,824
100,000 - 199,999		224	970	4,922
200,000 - 499,999	388	448	2,892	8,162
$500,000 and over		371	1,954	4,590
Total No. of Farms	1,248	1,109	6,134	20,012
Value of land & bldgs.	$92,914,100	$531,763,640	$2,905,022,822	$7,261,012,371
Value of machinery & equipment	$11,236,600	$ 43,276,758	$ 207,372,370	$ 693,366,500
Value of livestock & poultry	$10,222,460	$ 50,187,380	$ 182,066,183	$ 572,001,472
Total Capital Value	$114,378,700	$625,227,778	$3,294,461,375	$8,526,380,343

Source: Table 21, 1971 and 1981 Census of Canada, Agriculture British Columbia, Cat.96-911, Oct. 1982.

1 - Only approximate as divisions were slightly different.

TABLE 22 APPROXIMATE VALUE OF AGRICULTURAL OUTPUT
FRASER-CHEAM, 1983

	Approx. hectares	Approx. Production (tonnes)	Approx. Value
Crops			
Field Crops:			
wheat, oats, barley, rye	100	300	30,000
Forage Crops:			
corn for silage	4,250	265,600	8,000,000
grass - legume hay or pasture	12,000	135,000	14,850,000
Major Vegetable Crops:			
beans	322	3,628	580,000
peas	790	3,537	1,100,000
carrots	13	435	150,000
sweet corn	400	11,000	800,000
cole crops	150	1,100	600,000
potatoes	10	500	100,000
Major Fruit Crops:			
raspberries	300	3,361	3,500,000
strawberries	120	1,350	1,838,300
blueberries	30	206	250,000
sour cherries and other fruit	10	n/a	20,000
Other Crops:			
filberts (hazelnuts)	200	170	300,000
nursery - fruit ornamentals	200	n/a	2,500,000
greenhouse - vegetable, potted plants	400,000 sq.ft.	n/a	1,250,000
mushrooms	100,000 sq.ft.	1,000	2,000,00
hops	330	600	2,600,000
Approximate Value of Crops			$40,468,300
Livestock			
Value of Dairy Production (27% of Province)			$60,000,000
Local Cattle Sales			3,000,000
Local Calf Sales			1,000,000
Hogs marketed (approx. 50,000)			5,950,000
Cull sows and boars			500,000
Poultry (primarily egg production)			9,000,000
Approximate Value of Livestock Sales and Related Production			$79,450,000
Total Approx. Value of Crops, Livestock Sales and Related Production:			$119,918,300

Source: District Agriculturalist, Chilliwack, Ministry of Agriculture and Food, November 1983.

TABLE 23 FARM TENURE, 1971 and 1981

	Fraser-Cheam		Mainland Region	British Columbia
	1971	1981	1981	1981
No. of operators by tenure:				
Owner	972	818	4,840	15,644
Tenant	49	66	425	1,017
Owner/Tenant	227	225	869	3,351
Total Operators (Farms)	1,248	1,109	6,134	20,012
Area by tenure of Operator (ha):				
Owner	13,474	11,918	55,030	918,908
Tenant	1,185	1,403	8,606	191,836
Owner/Tenant	8,740	10,898	37,252	1,067,852
Total Area of Farms (ha)	23,399	24,219	100,889	2,178,596
Total Area Owned (ha)	18,167	17,445	74,005	1,537,035
Total Area Rented (ha)	5,232	6,774 ha	26,883	641,561

TABLE 24 OFF-FARM WORK BY FARM OPERATORS, 1971 and 1981

	Fraser-Cheam		Mainland Region	British Columbia
	1971	1981	1981	1981
Paid off-farm work:				
Total Days	102,186	100,841	626,610	1,980,302
No. of Farms	542	495	2,935	10,253
Paid Agricultural off-farm work:				
Total Days	8,483	20,172	94,180	222,658
No. of Farms	100	121	567	1,730
Paid Non-Agric. off-farm work:				
Total Days	n/a	80,669	532,430	1,757,644
No. of Farms	452	403	2,497	9,038
Total No. of Farms	1,248	1,109	6,134	20,012

TABLE 25 PAID AGRICULTURAL LABOUR ON FARMS, FRASER-CHEAM, 1981

	No.of Farms	Weeks of Labour	Person Years Equivalent
Year-round paid labour	235	18,922	364
Seasonal paid labour	386	21,092	406
Total paid labour	538	40,014	770

Source: Tables 23, 24 and 25, 1981 Census of Canada, Agriculture British Columbia, Cat.96-911, Oct.1982.

3.1.3 Product Types

The single most important farming activity in the Fraser-Cheam region is dairy farming which in 1981 accounted for nearly 23% of all dairy farms in the Province. Product types are changing with growth in the swine industry being a major new activity in the Region. See Table 26.

TABLE 26 NUMBER OF FARMS WITH SALES OF $2,500 OR MORE CLASSIFIED BY PRODUCT TYPE, 1971 and 1981

Product Type	Fraser-Cheam 1971		Fraser-Cheam 1981		Mainland Region 1981		British Columbia 1981	
	No.	%	No.	%	No.	%	No.	%
Dairy	420	61	306	38	826	19	1,345	10
Cattle	97	14	223	28	1,121	26	4,558	33
Hogs	–		50	6	156	4	347	3
Poultry	54	8	50	6	488	12	850	6
Wheat			1	<1	3	–	185	1
Small grains – excluding wheat farms	9	1	2	<1	13	<1	684	5
Field crops – excluding small grains			20	2	124	3	623	5
Fruits & Vegetables	88	13	76	9	608	14	2,815	21
Miscellaneous Specialty	21	3	61	8	742	18	1,550	11
Mixed Farms	3	<1	21	2	175	4	640	5
Livestock Combination	n/a		8		71		369	
Field Crops Combination	n/a		–		2		15	
Other Combinations	n/a		13		102		256	
Total Farms with Sales $2,500+	692	100	810	100	4,256	100	13,597	100

Source: 1981 Census of Canada, Agriculture British Columbia, Cat.96-911, Oct. 1982.

Farming is extremely diversified in the region as indicated in the list of crops and livestock prepared by the local Ministry of Agriculture and Food representative:

Fruit
Apples
Blackberries
Blueberries
Cherries (sour)
Grapes
Raspberries
Rhubarb
Strawberries

Apiary
Honey & pollination

Vegetables
Asparagus
Beans
Belgian Endive
Broccoli
Brussels Sprouts
Cabbage
Carrots
Cauliflower
Corn
Cucumbers(greenhse)
Cucumbers(pickling)
Mushrooms
Peas
Potatoes
Tomatoes(greenhse)

Misc.
Christmas Trees
Hazelnuts(Filberts)
Herbs
Hops
Nursery Stock
Potted Plants

Grains & Forages
Alfalfa(limited)
Barley
Grass,Hay,Silage
Oats
Rye
Spring Wheat
Winter Wheat
Corn (silage)

Livestock
Beef Cattle
Dairy(incl. dairy goats)
Ducks & Geese
Fish Farms
Fur Farms (mink,nutria)
Horse breeding
Poultry (eggs, broilers & hatching eggs)
Rabbits
Sheep & Lambs
Swine
Veal
Cattle Breeding

For suggestions on crops and livestock production which could be undertaken in Fraser-Cheam, refer to Section 9.0, Economic Opportunities. In 1983, more than 19,800 hectares of land were in use in Fraser-Cheam for crop production. See Table 27. The largest crop category (63%) was grass, utilized in pasture, hay and silage farms to support the significant dairy herds. Next in importance was corn both silage and sweet corn, which in 1983 occupied over 4,600 hectares, or more than 23% of the land in crops. Ranked third were peas which covered nearly 790 hectares. Of slightly smaller areas but still in excess of 200 hectares each, were hops, beans, raspberries, filbert nuts and nursery stock. It should be noted that several of these are permaculture. Also significant in 1983 were oats, strawberries and broccoli. Annual crop plantings can vary extensively year from year following market demand. From 1982 to 1983, there was an increase of 132 hectares of land in crops with major increases in corn, raspberry, strawberry, winter wheat, broccoli, blueberry, carrot and grape production. Correspondingly there were smaller plantings in 1983 of the two major crops: peas and beans. Fruit production is dominated by the raspberry, with the Lower Mainland being the major producing area (95%) for Canada. Climatically, the area is eminently suited to a wide range of berries. Historically, the region was an outstanding producer of hops, with much of Kent devoted to hops; the John I. Haas Co. has grown hops for 58 years, and now has 330 ha of hops in three locations in Chilliwack, contributing over $1 million annually to the region's economy.

TABLE 27 LAND UTILIZATION BY CROPS, FRASER-CHEAM, 1983

Crop	Area (ha)	% of Total Survey Area
Grass	12,516.2	63.12
Corn	4,635.4	23.38
Peas	789.3	3.98
Hops	380.8	1.92
Beans	322.1	1.62
Raspberries	249.7	1.26
Filbert Nuts	206.9	1.04
Nursery Stock	206.3	1.04
Oats	118.0	0.59
Strawberries	105.9	0.53
Broccoli	101.7	0.51
Winter Wheat	87.0	0.44
Brussel Sprouts	47.6	0.24
Alfalfa	22.3	0.11
Carrots	13.0	0.06
Potatoes	7.7	0.04
Blueberries	7.3	0.04
Rhubarb	3.2	0.02
Grapes	2.1	0.01
Apples	1.7	0.01
Cabbage	1.6	0.01
Cauliflower	1.2	0.01
Cucumbers	1.0	<0.01
Pumpkins	0.6	<0.01
Total	19,828.6	100.00%

Source: District Agriculturalist, Chilliwack, Min. of Agric. & Food, 1983.
Note: The conversions from acres to hectares were made by the consultant.
1 - Agriscope Committee Meeting, presentation on hop growing by Don Rose, John I. Haas Co., Nov.17, 1983.

Large dairy herds predominate in the area, with the 1983 average herd size being 70 cows, each producing an average 6600 litres of milk. Pig production has become a growth area, with new operations recently established. According to Agriscope[1], Fraser-Cheam accounts for about 20% of B.C.'s swine production. There are 70 commercial swine operations in the region, of which about 55 are full-time. A typical one-man operation has 130 sows and markets 2,000 plus hogs per year. The region is also a major poultry area for eggs and broilers and specialty poultry, especially through Fraser Valley Duck & Goose Ltd. in Yarrow. Being land intensive, both swine and poultry operations can be carried out on small farm properties. See Table 28.

TABLE 28 LIVESTOCK AND POULTRY ON FARMS, FRASER-CHEAM, 1981

Livestock	No.of Farms		No.of Head	Poultry	No.of Farms	No.of Birds
Bulls, 1 yr.& over	277		849	Hens/Chickens	350	710,435
Cows	631	Dairy	20,289	Turkeys	13	not indic.
		Beef	2,895	Geese	55	not indic.
				Ducks	78	4,873
Heiffers, 1 yr.& over	607	Dairy	8,175			
		Beef & Slaughter	1,646			
Steers, 1 yr.& over	264		1,350			
Calves <1 yr.	715		10,497			
Total Cattle	849		45,326			
Pigs	134		43,986			
Goats	n/a		572			
Sheep	52		815			
Horses & ponies	215		798			

Source: 1981 Census of Canada, Agriculture British Columbia, Cat.96-911, Oct.1982 and British Columbia 1981 Agriculture Statistics Yearbook, Ministry of Agriculture & Food, 1982.

3.1.4 Farm Product Processing

Fraser-Cheam is fortunate to have several major farm product processing plants integrated into the local agricultural economy. Leading among these enterprises are Berryland Canning Co. Ltd., Fraser Valley Frosted Foods Ltd., East Chilliwack Agricultural Co-operatives and Fraser Valley Milk Producers' Association.

1 - Agriscope Committee Meeting, Sept.8, 1983 - Minutes.

Berryland[1] incorporated in B.C. in 1961 and utilizes the former Canada Packers plant in Sardis. Until 1981, Berryland was owned by York Farms, but is now owned by Pattison. In 1982 the company had total sales of $35,000,000 with $5 million directly into local payroll. Winter staffing amounts to 150 persons but increases up to 350 for the duration of the canning season (May to October). Berryland operates both canning and freezing divisions at this location. Canned goods include: asparagus, carrots, corn, mixed vegetables, peas, peas and carrots, blueberries, cherries, prune plums, raspberries, strawberries, pork and beans, red kidney beans and spaghetti. Other products include pure and pectinated jams and a full range of single strength juices. The frozen foods component is also important and includes: asparagus, green beans, broccoli, brussel sprouts, carrots, cauliflower, corn, various vegetable medleys, peas, peas and carrots, blueberries, raspberries, rhubarb, strawberries, and frozen imported concentrates (orange, apple, lemonade). All of the produce used, with the exception of asparagus and stone fruits, come from the local area. Berryland packs under the following brands: Berryland Farms, Southern Sun, York, Pride of Niagara, Snowcap and Glen Valley, plus house brands. Minor expansion plans were carried out in 1982, with the future limited only by consumer demand.

East Chilliwack Agricultural Co-operatives[2] is a complex of three associated co-operatives, one of which is the **East Chilliwack Fruit Growers Co-operative** which handles both fruit and vegetables. The Fruit Growers, which began in 1947, have always processed some of their raspberry crop. But not until the building of the fruit processing plant in Chilliwack in 1981 did major fruit processing commence. The plant is now responsible for processing over 50% of B.C.'s raspberry crop. Under their brand name of Westvale, the Co-op is marketing raspberry juice, a product which commenced export to the United States in 1983. Other fruits handled are blueberries and strawberries with total fruit volume processed of 15 million pounds. Employment is approximately 12 - 15 persons with a further 200 summer seasonal crew. Further product development is being undertaken with plans for future expansion in order to increase the value added for farmers. The Co-op also owns the Westvale plant at Mission outside the Region, where cole crops (brussel sprouts, cauliflower and broccoli) are processed.

The parent company, **East Chilliwack Agricultural Co-op** is a very large manufacturer and distributor of feed and fertilizer. In its Chilliwack plant, the Co-op produces 30% of all complete feed used in the Lower Mainland and 25% of the Province's requirements. Employment in this division, which includes all the support services for the three co-ops, is 80 persons. Total payroll for the agricultural and fruit growers' co-ops is approximately $3,000,000 with sales in the agricultural co-op reaching $46,000,000. **Burgess Foods**[3] in Agassiz, while only about one-fifth the size of the Co-op, is also a local manufacturer of feed (poultry, hog, dairy) and fertilizer and distributor of agricultural chemicals and seed. With 16 employees, the firm has a payroll of approximately $.5 million.

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1 - Oscar Shultz, Berryland Canning Co. Ltd., November 1983.
2 - Klaus Duewel, General Manager and C.E.O., East Chilliwack Co-operatives, November 1983.
3 - Jack Prasloski, Owner, Burgess Feeds, January 1984.

Fraser Valley Frosted Foods Limited was incorporated in 1945. Under its main brand name of Fraser Vale, the firm is one of the dominant fruit, vegetable, onion ring and fish and chips labels in western Canada. Located in Chilliwack, the plant is geared to flash freezing with most of its fruit and vegetable lines drawn from local produce. The main frozen food products are: asparagus, green beans (various forms), romano broad beans, wax beans, broccoli, brussel sprouts, carrots, corn, peas, French fries, hash browns, onion rings, special vegetable blends, spinach, sliced apples, blueberries, raspberries, strawberries, rhubarb and fish and chips. In 1983, employment was 150 during the winter, rising to 250 in the peak summer period. Total payroll in 1983 was $3.5 million.

In addition to fruit and vegetable processing, milk processing is also important. The main operation is the Fraser Valley Milk Producers' Association[1] plant in Sardis. This plant is part of a large integrated operation with other production facilities located outside Fraser-Cheam. Fraser Valley, Dairyland and Armstrong are the main brand names. No fluid milk is pasteurized in the Region, this task being carried out in Vancouver, close to the major market. The Sardis plant produces cottage cheese, butter and skim milk powder. In 1982, the production volumes were:

Cottage cheese	=	2,525,900 kg
Butter - salted	=	1,288,000 kg
- unsalted	=	883,350 kg
Skim milk powder	=	2,830,800 kg

However, in 1983 changes were instituted which resulted in more fluid milk being diverted to Abbotsford for cheddar cheese making, resulting in a decline in all production figures in Sardis for 1983. There is a general shift to more high value milk products such as cheddar cheese, which cannot be produced at Sardis because of the type of processing facilities. In addition, the Sardis plant is old, requiring upgrading before production increases in more desired lines could occur. Currently the plant employs 45 persons in production out of a total staff of 81. Approximate payroll in 1983 was $2,435,000. A smaller dairy in the area is Chilliwack Milk Maid which is an on-farm processing operation.

3.1.5 Agricultural Services

The support network for the agricultural industry is extensive and ranges from crop dusting firms to farm equipment production and feed dealers. Particularly important within the Region is Ty-crop Welding and Manufacturing which is a local producer of custom farm equipment with annual sales in excess of $700,000 and 12 employees. Listed in Table 29 are the major services advertised.

Of special value in continuing research for all of the Lower Mainland is the Agassiz Research Station, established in 1888 in Agassiz by the federal government. The main research farm has 365 acres under cultivation. Present research is concerned with both animal and crop science. In animal science,

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1 - Richard Nicholls, Superintendent, Sardis plant, Fraser Valley Milk Producers' Assn., November 1983; Payroll, Dairyland Vancouver, Jan.1984.

TABLE 29 SELECTED AGRICULTURAL SERVICES IN FRASER-CHEAM, 1983

Abattoirs
- Scott's Meats Ltd.
- Johnston Packers Ltd.
- Fraser Valley Duck & Goose Ltd.

Crop Dusting, Seeding & Spraying
- Airspread Services Ltd.
- CNP Agricultural Services Ltd.
- John Wedler Contractor

Dairy Equipment & Supplies
- Delange's Dairy Service
- Valley Dairy Equipment Ltd.

Employment
- Canada Farm Labour Pool

Farm Equipment(Mfg,Sales,Service)
- Cheam Equipment Ltd.
- Harwest Equipment Ltd.
- International Harvester
- Klassen Equipment Co. Ltd.
- O&K Motorsports Sales & Serv.Ltd.
- Southwest Sales & Service Ltd.
- Ty-crop Welding & Mfg. Ltd.
- Valley Dairy Equipment Ltd.
- Delange's Dairy Service
- Valley Equipment Ltd.
- Agri-Fab

Farm Equipment Repairing & Parts
- Britton Bus Electrical Serv.Ltd.
- Maple Leaf Motors
- Keller's Garage

Research & Information
- Agassiz Research Station
- Ministry of Agriculture & Food

Feed Dealers & Fertilizers
- Buckerfield's Ltd.
- East Chilliwack Agricultural Co-op
- CNP Agricultural Services Ltd.
- Fraser Valley Coal and Feeds Ltd.
- Burgess Feeds Ltd.
- Schep Hay Sales
- Hope Feeds & Rentals
- Cheam Marl Products

Livestock Hauling
- Frayn's Livestock Trucking
- Garrigan's Livestock Hauling
- Moore's Livestock Hauling
- Rick's Livestock Transport

Peat & Peat Products
- Peatco Technology Inc.

Poultry Hatcheries
- Boston Bar Poultry Farm

Sawdust & Shavings
- B & T Sawdust & Bark Mulch
- Dave's Shavings Ltd.
- Al Ray Shavings

Tractor Repairing & Service
- Phil's Equipment Repair

Tractors
- Montie's Small Engines (1981) Ltd.
- Klassen Equipment Co. Ltd.
- Finning Tractor & Equipment Co. Ltd.
- International Harvester
- O&K Motorsports Sales & Service Ltd.
- John's Auto Service

Veterinarians
- Central Veterinary Clinic
- Cheam View Veterinary Clinic
- Chilliwack Veterinary Clinic
- Dairy Veterinary Services Ltd.
- Hope Animal Hospital Ltd.
- Sardis Animal Hospital
- Kent Veterinary Clinic
- Country Meadows Veterinary Practice
- Greenbelt Veterinary Services Ltd.

Source: Upper Fraser Valley B.C. Tel book, September 1983.

research concentrates on dairy cattle, meat and feeding studies, poultry management, and rabbit fur and meat production. Plant science projects are concerned with yields and nutritional values in silage corn, cereal and forage crops; turf; fruits and vegetables (disease and weed control, chemicals, climate and cultural factors, extension of season, storage); and soil management. Tours are available and staff consult on particular specialties.

For further information contact:

Agassiz Research Station
P.O. Box 1000
Agassiz, B.C. V0M 1A0
Telephone: 796-2221

The Region also has an office of the Province's Ministry of Agriculture and Food in Chilliwack. For further information contact:

District Agriculturist
Ministry of Agriculture and Food
5-8635 Young Street
Chilliwack, B.C. V2P 4P3
Telephone: 795-9471

3.2 FORESTRY

Since World War I and the 1920's, forestry has been an important economic activity in Fraser-Cheam. Prior to this period most harvesting and processing was carried out in the course of clearing land for agriculture or for building local structures. Today both logging (including transporting, sorting and booming) and wood processing are significant.

3.2.1 Timber Supply and Allowable Cuts

The forested portions of the Lower Mainland constitute the Fraser Timber Supply Area, which is further subdivided into the Maple Ridge and Chilliwack Districts. The boundaries of the Fraser-Cheam Regional District and the Chilliwack Forest District are very nearly co-terminus.

Terrain, soils, moisture regimes and elevations vary widely, ranging from the farm lands of the Fraser Valley to the moist rugged valleys of the coast range and the dry interior area around Boston Bar. These variations have given rise to a wide range of timber types, including Coastal Douglas Fir, Hemlock, Western Red Cedar, Balsam, Spruce, Yellow Cedar, Pine and a range of deciduous species.

The total area of the Forest District is 993 762 hectares. See Table 30. The allowable cut for the District on a sustained yield basis is currently set at 1 400 000 m^3* of coniferous species and an additional 100 000 m^3 of deciduous and salvage material. This amounts to approximately 50,000 truckloads harvested each year.

Of this volume, the breakdown by species is as follows:

Hemlock	35%
Balsam	25%
Fir	24%
Cedar	10%
Other Species	6%
	100%

At present, the District supports one major sawmill at Boston Bar, a chipping plant in Chilliwack and a number of small sawmills and shingle mills. The combined capacity of these plants is approximately 500 000 m^3, or only 33% of the District's cut. The remaining logs, primarily destined for sawmills, are boomed up and towed down the Fraser River to Vancouver area mills. Timber cut in Fraser-Cheam is a major source of logs for Vancouver mills.

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* - 1 400 000 cubic metres = 49,439,600 cubic feet = 296,600,000 board feet.

TABLE 30 AREA OF THE CHILLIWACK FOREST DISTRICT, 1983

Gross Area:	
Mature Timber	230 610 hectares
Immature Timber	266 914 hectares
Non-Timber Land and Lakes	436 238 hectares
	933 762 hectares
Net Timber Land:	
Mature & Immature	497 524 hectares
Less Environmental Protection Areas, etc.	165 841 hectares
Net	331 683 hectares

Source: Ministry of Forests, Rosedale, 1983.

3.2.2 Harvesting

The Chilliwack District is further divided into four Supply Blocks: Chilliwack, Harrison, Yale, and Nahatlatch; these supply blocks represent the areas of primary forest harvesting. The level of logging activity is not uniform in each block but the sustained yield concept is maintained within each supply block. Most of the forest land is Crown land with Forest Licences available to large firms and Timber Sales rights for smaller independent operators. Very little land is owned directly by forest companies.

The Chilliwack Supply Block covers the Chilliwack River drainage, including Chilliwack Lake. The Vedder Mountain area is noted as one of the best areas in the province for timber production with regard to local soil and climate capabilities. Large forest companies operating under Forest Licences include **Cattermole Timber Ltd.**[1] who cut and haul to their own dry land sort in Chilliwack, and **Herman Log Sales** who cut and haul to Cattermole's site. **Whonnock Industries Ltd.** operates on Sumas Mountain which is in this Supply Block but outside the Regional District. It should be noted that Cattermole operates a large dry land sort of approximately ten hectares just outside Chilliwack, wedged between Highway #1 and the Fraser River. This facility, which is the largest in the Lower Mainland, handles an annual volume of 140,000 - 150,000 cunits. Cattermole accounts for about half this volume, the remainder being provided by three major and several smaller firms for which Cattermole provides custom sorting. A booming ground is adjacent, where sorted timber is boomed up for water transportation by **Rivtow** to the coast.

The Harrison Supply Block, a large area which covers all of the Harrison Lake drainage, is normally worked under Forest Licence by **Pretty's Timber Ltd.** on the east side of the Lake, and by **B.C. Forest Products** in the Silver River area. **Canfor** (Canadian Forest Products Ltd.) has road access which traverses part of the Supply Block west of Harrison Mills with a major booming ground and dry land sort on the Harrison River. Canfor also has a large camp on the Lillooet River at the north end of Harrison Lake, where

1 - While Cattermole has Forest Licences in this area in November 1983, the firm was actually only hauling out of the Spuzzum area.

under Forest Licences it is logging in the Lillooet drainage. Intermittently, **Weldwood** has operated under Forest Licences on the west side of the Lake. Most timber in this Supply Block is transported to Vancouver, rather than being processed within the Region.

The Yale Supply Block, which covers the area around Hope, part of the Canyon and the Coquihalla drainage, is being actively worked. All logs cut for B.C. Forest Products are handled at their sawmill in Boston Bar. **Rennie Logging Ltd.**, out of Spuzzum is a major contractor. Cattermole also harvests in this area but trucks its logs to its dry land sort in Chilliwack. Whonnock Industries, with a local office in Hope, also cuts in this area but has its own 2.4 ha dry land sort, International Booming Ground, just outside Hope. Here logs are sorted, scaled and boomed down the Fraser River to their own mill at Whonnock on the north slope of the Fraser outside Fraser-Cheam. During 1984, Whonnock hopes to consolidate its shop and office operation at the booming ground site. Other firms harvesting in the Supply Block include Pretty's Timber, which usually trucks to Cattermole, and numerous small independents.

The Nahatlatch Supply Area covers from Boston Bar north. B.C. Forest Products has major Forest Licences in the Nahatlatch which supply the mill at Boston Bar. Some Timber Sales for independent operators are also available with the timber trucked or railed out of the area.

3.2.3 Wood Processing

The major sawmill operation in the Region is **B.C. Forest Products** sawmill in Boston Bar. Taken over from Hampton Lumber in 1975, the mill has a capacity of 90 million board feet based on two shifts. In early 1984, capacity is being increased to 125 million board feet. The mill produces four main products: standard dimensional lumber and 1", 3" and 4" boards of several widths. In 1982, the mill was temporarily closed because of the Recession-induced low demand but is now operating at full capacity. The United States and China are the primary current markets for the sawn timber produced by the mill which is on the CNR main line, the main form of transport. The other significant processing firm is **Xusa Forest Products Ltd.**, incorporated in 1980 and located in Chilliwack. Xusa's role is unusual as it has a complementary function for most of the local harvesting firms. Low grade wood such as Alder, Spruce, Pine, of insufficient quality or size for sawmill use is hauled to Xusa to be chipped. The chips are then sold to a plant in Bellingham, Washington State, for pulp which in turn is resold to a Japanese company. By-products of the chips include bark for landscaping uses and chip fines which are used for animal bedding and gardens. Hog fuel consisting of bark and junk wood has also been used for local road base fill by individuals.

Other wood processing firms in the Region include **Indian Hardwoods (1981) Ltd.** and **Princeton Wood Preservers Ltd.** in Rosedale, **Spindaleer Wood Products Ltd.**, **L.C. Pallet & Lumber Ltd.**, **Lyle Forest Products Ltd.**, and **Kerkhoff Construction** in Chilliwack, and **Guenther Doors** and **Ivis Wood Industries Ltd.** in Yarrow. There is also a small sawmill, **Henderson's Mill**, in the Columbia Valley, and **Jack Delair's** small shake mill near Hope. In addition, several other small mills supply primarily home consumption.

3.2.4 Value of Forestry

The value[1] of the logs produced varies from $55,000,000 to $90,000,000, dependent on the current market price of logs which can be approximately $50 per cubic metre. In 1982, the value of log production within the Region was estimated at $64,500,000. Stumpage revenue generated for the Provincial government was approximately $7,438,000. The value of finished products was calculated at $102,000,000, while local payroll for the 1982 forest sector was estimated at $11,700,000.

The value of the sawn timber production at B.C. Forest Products mill was $9,140,000 in 1982, and $5,286,000 for 11 months of 1983. In contrast, the 1982 budget for the Chilliwack Forest District was $3.7 million.

3.2.5 Employment

Direct employment in logging and sawmilling is significant. In 1982, logging employed 700 men and provided 3,900 man-months of employment. Sawmilling accounted for another 380 men and provided 2,600 man-months of employment. In addition, there were approximately 150 people employed in forestry activities and engineering related to the industry (construction and maintenance of the 3,000 km of forest roads and more than 200 bridges). For 1983, the Ministry of Forests estimated that total employment would be similar. See Table 31.

TABLE 31 MAJOR FORESTRY EMPLOYERS[2] IN FRASER-CHEAM, 1983

B.C. Forest Products - sawmill	250
Cattermole Timber Ltd.	135
Whonnock Industries Ltd.	120
Rennie Logging Ltd.	30-35
Xusa Forest Products Ltd.	28
B.C. Forest Service[3]	100 (68 Permanent)

Employment is highest in the harvesting season which runs from April to November. During the winter months, firms which are primarily harvesting companies tend to maintain only skeletal staffs of fewer than ten persons.

3.2.6 Silviculture

Some of the finest forest land in British Columbia is in the Chilliwack District. As a result, reforestation and intensive silviculture practices have become routine. Logged areas are planted, where necessary the plantations are brushed out and weeded, the young stands are spaced at the appropriate time and fertilizer is applied when required. See Table 32.

1 - Estimates of value are derived from Chilliwack Forest District Statistics 1982, prepared by the Ministry of Forests operation in Rosedale.
2 - Telephone conversations with all firms, November 1983.
3 - Chilliwack Forest District Statistics 1982, Ministry of Forests.

TABLE 32 1982 REFORESTATION PROGRAM, CHILLIWACK FOREST DISTRICT

Trees Planted	3,200,000 trees
Plantations Brushed & Weeded (81/82)	720 hectares
Spacing of Juvenile Stands	1 119 hectares
Fertilization (81/82)	750 hectares
Rehabilitation of Brushed-in Sites	330 hectares

The 1983 program is anticipated to have a slight decrease over 1982. At present, there is very little area not satisfactorily restocked, but extensive areas of brush and undesirable species do exist. Plans are in hand to convert these areas back to highly productive forest.

Because of the soil and climatic conditions, tree nursery production is feasible. The one government nursery in the area, Chilliwack River Nursery produces fir and spruce seedlings. However, these are not used to supply the Chilliwack District.

3.2.7 Forest Protection

Chilliwack District has a relatively high incidence of fire with the 20 year average being 57 fires per year. Losses and costs have been kept low through the effort of a highly skilled fire control organization.

Insects and disease are a continuing problem, resulting in an estimated loss of 10 000 m^3* of sawlogs every year. Progress is being made in the area of insect and disease control, but, as yet, this program is in the developmental stages.

3.2.8 Information

For further information contact:

Manager, Chilliwack District Office
B.C. Forest Service (Ministry of Forests)
9850 S. McGrath
Rosedale, B.C. V0X 1X0
Telephone: 794-3361

* - 10 000 cubic metres = 353,000 cubic feet = 2,118,000 board feet.

3.3 MINING

While the search for gold caused the Region to be originally traversed and explored, it was gold itself in the form of placer gold in the Fraser River near Yale which encouraged early settlement. Hard rock mining in the Hope area has been important since 1868 and remains so with the new Carolin Mines operation. Also of importance in the Region are the vast deposits of sand and gravel.

3.3.1 Minerals

Two major gold belts[1] in mountainous terrain, primarily north of the lower Fraser River, form the basis for most mining activity in Fraser-Cheam. The Harrison Lake Gold Belt generally cuts east-west from Clear and Cogburn Creeks south to Sasquatch Park in the east to Davidson and Weaver Creek areas on the west side of the lake. The Coquihalla Gold Belt is clustered close to the eastern margin of the Coquihalla serpentine belt, the eastern edge of which is sharply delineated by the Hozameen fault. Maximum width of the belt is slightly in excess of two kilometres. Geographically, this formation lies east of the mountain ridge parallel to the Fraser Canyon and north of Hope, with primary access along the Coquihalla River road. These two major gold belts tend to contain varying quantities of gold in combination with other minerals such as silver, copper, lead and zinc. Of the two belts, the Coquihalla has a long history of mineral production, the other belt still being subject to preliminary exploration.

Exploration is currently being undertaken in the Harrison Lake Gold Belt by Seneca Properties on the west side of Harrison Lake. Minerals include copper, gold, zinc, silver and lead. A second location on the west side, the Nagy Gold Occurrences near Doctors Point, 45 km northwest of Harrison Hot Springs, is also under investigation. This property is being tested by Nagyville Mining and Exploration Ltd. out of Chilliwack and contains gold-silver mineralization. Other known exploration includes work by ABBA (RN) Mines for gold near the entrance to Sasquatch Provincial Park, about 4 km from Harrison Hot Springs. Another company, Petrofil, is reported to be exploring for gold in the Lillooet River Delta at the north end of Harrison Lake.

The major operating mine in the Region is that of Carolin Mines Ltd.[2], 30 kilometres northeast of Hope by road. The area has long been actively explored and mined. Gold was discovered around 1916 at the headwaters of Siwash and Ladner Creeks. By 1922, workings had commenced on the Pipestem Mine. During the 1920's, work was renewed but in 1929, Pipestem was re-organized into the Home Gold Mining Co.Ltd. Mining and milling continued until 1937.

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1 - Discussions of geology are derived from two articles in Geological Fieldwork 1982: A Summary of Field Activities, Paper 1983-1, Ministry of Mines and Petroleum Resources.

2 - Discussion is based on the brochure Home Gold Mill prepared by the Hope and District Historical Society and conversations with George Robbins and Paul Richardson of Carolin Mines Ltd., October 1983 and Leigh Pan, Ministry of Energy Mines and Petroleum Resources.

The present day Carolin Mines operation commenced in 1946 by picking up on the earlier prospects. In the early 1960's work in the area was carried out by Summit Mining Co. In 1973, Carolin Mines Ltd., established in 1964, optioned the Summit property and began exploration. By 1979 there was agreement to start production financing with site construction going on until 1981. The Carolin Mine was declared officially in production in mid-1982. The company's properties are large, nearly 1500 hectares and composed of two parts: the mine site area on the southern half (the Carolin Mine Property) and the Ladner Creek North Creek Property to the north. The former property is owned 50% by Carolin Mines Ltd. and 50% by a consortium, while the latter property is wholly owned by Carolin Mines Ltd. Late in 1983 Carolin Mines bought out the consortium.

The Carolin Mine is an underground mine with the main haulage level at 800 m (ore trains). Ore is dumped underground into an ore pocket and crushers, and then conveyed to the surface for concentration. Concentration on site is 1,500 tonnes per day which is large for an underground mine. The ore, graded at 4.35 grams gold per tonne, is concentrated on site into Dore bars (gold bar with 80% gold, 10% silver, 10% other), and sent via Vancouver to the Royal Canadian Mint in Ottawa for refining. For the 1982/83 fiscal year, the first full year of production, approximately 13,000 oz. of gold were produced. For 1983/84 the estimated production is 38,500 oz. of gold with a value of between $11.55 million and $15.4 million, depending on world gold prices ($300-$400/oz.) The reserves of the mine are described as open with the expected life of the mine to be predicated upon continued exploration and world prices for gold.

The mine employs an average 135 persons on site and has a payroll of $400,000 - $500,000 per month ($4.8 - $6.0 million annually). Most of the payroll is estimated to be spent in Hope. In addition, a further $800,000 - $1,000,000 in operating costs are returned to Hope and Chilliwack through the use of regional truckers, local construction firms and vehicle repair in Hope or Chilliwack. Capital costs to commence mine production were about $50 million.

Site visits to the mine site are now available for interest groups with more organized industrial tours being considered for the summer of 1984.

No other major mines exist, although from 1958-1974 the Pride of Emory Nickel-Copper Mine was in operation; this mine also had a major impact on the Hope area.

In the vicinity of Popkum is **Cheam Marl Products**[1] which operates an open pit facility for dredging marl, an industrial mineral used as an organic soil amendment in agriculture. The marl is found under a layer of soil in the former Cheam Lake which was drained for this purpose. Production is approximately 25,000-30,000 tons/year and is anticipated to cease operation within the next ten to fifteen years because of exhaustion of the deposit. Plans for rehabilitating the site for waterfowl are already under discussion. There are no other known deposits.

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1 - Mrs. Murray, Cheam Marl Products, January 1984.

A great many mineral deposits of a wide variety of soils are known in the Region. These may be reviewed on the Mineral Inventory Maps (92H/SW and 92H/NW) which cover most of the Regional District. These are available from the Ministry of Mines and Petroleum Resources in Victoria.

3.3.2 Sand and Gravel

The sand and gravel resources[1] of the Region are linked to various episodes of Wisconsin glaciation, which subjected the area to repeated glaciations separated by nonglacial intervals. Retreating glacier ice bounded by the high mountain ranges delineating the valley, produced wide spreads and extensive deposits of sand and gravel throughout the Fraser lowland and adjacent areas. The most important deposits, economically, are those derived from the Fraser glaciation, namely Sumas, Capilano, Fort Langley and Vachon sediments. Within Fraser-Cheam, the major deposits are found in Kent and Chilliwack District Municipalities. Brief descriptions of the local geology as presented in the Sand and Gravel Study follow:

Kent

"Gravel deposits in this area occur as small erosional remnants of Sumas sediments as a relic outwash terrace. The deposit is from 10 to 20 metres thick, very sandy, and forms a low, irregular, up to a few-hundred-metre-wide terrace along the edge of the Fraser Lowland."

Chilliwack

"The large alluvial fan of the Chilliwack River developed in an area where the river gradient changed suddenly after leaving the mountain range and entering the Fraser lowland. The deposited gravel is 5 to 10 metres thick and corresponds to the Salish sediments."

"Gravelly outwash of Sumas drift, viewed along the slopes of the Chilliwack River Valley, is as much as 20 metres thick in places and forms a continuous mantle along the lower part of the slopes. Exposures of Sumas drift in the Columbia Valley between Cultus Lake and the international border contain pockets of gravelly outwash locally up to 50 metres thick."

Most detailed assessments of sand and gravel have been done in the Lower Mainland, specifically Chilliwack west. See Table 33. With regards to Kent and Chilliwack, the Sand and Gravel Study 1980 indicated the following in 1978:

Kent

"This district has only one small deposit of sandy gravel outwash of Sumas age. This erosional remnant on the edge of Fraser lowland is covered by three leases that extend beyond the actual deposit, and there is a cemetary on top of this gravel terrace. There are approximately 3,000,000 m^3 of sandy gravel reserves, or sufficient for nearly 100 years at 1978 production levels

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1 - Discussions of geology are derived from Sand and Gravel Study 1980: British Columbia Lower Mainland, Ministry of Energy Mines and Petroleum Resources, June 1981.

if surface constraints were not present. There are no other potential deposits in this municipality except perhaps recent Fraser River sediments that are dredged locally on the Chilliwack side of the river."

TABLE 33 AVAILABILITY OF SAND AND GRAVEL IN CHILLIWACK AND KENT, 1978

Area	1978 Commercial Production (m^3)	Remaining Reserves Within Existing Leases (1978 Estimate) (m^3)	Expected Production Life at 1978 Levels (years)	Geological Potential for Additional Reserves
Kent	40,000	3,000,000	100	poor
Chilliwack	370,000	3,500,000	10	moderate[1]
Total	410,000	6,500,000		
Lower Mainland	3,950,000	23,040,000	-	
		29,040,000		

Source: Sand and Gravel Study 1980: British Columbia Lower Mainland, Paper 1980-10, Ministry of Energy Mines and Petroleum Resources.

1 - Some resources on lands designated agricultural land reserve or residential development.

Chilliwack

"Remaining reserves of gravel on existing leases are estimated at 3,500,000 m^3, which represents a little less than 10 years of production at 1978 levels. River leases have not been considered in this estimate because there is no criteria to evaluate the volume of gravel in river bars without exploration drilling. There is still potential for new gravel pits on the Salish sediments in the Chilliwack River and in Sumas drift deposits east and southwest of Vedder Crossing, but preserving those aggregate resources for future production will require careful planning. Most of the deposits are within the agricultural land reserve (ALR)."

Major gravel deposits are also situated in the Hope area but detailed studies quantifying the scale of deposits have not been done.

The list of commercial gravel operators fluctuates annually. In 1982, three firms in Kent, eleven in Chilliwack, and three in Hope listed themselves as suppliers of sand and gravel. Some of these, such as Armstrong Sand and Gravel in Rosedale and Columbia Bitulithic Ltd. in Sardis are producers. Others also process aggregates into ready-mix. The major user of aggregates is the Ministry of Transportation and Highways which utilizes 50% of all local aggregate production. In addition, municipalities such as Chilliwack and Hope

have their own pits, as does the Forest Service. The Canadian Pacific Railway also has a pit.

Basically, no supply problems are foreseen in Kent and Hope, while Chilliwack may have to go outside its municipal boundaries in the future. One possible new area of demand could be from Canadian National Railways as double tracking of its rail continues. The level of demand will vary with the method of construction.

The Region also has a number of rock quarries in Kent, Chilliwack, near Bridal Falls and Hope Slide, where stone for rail ballast, dyke rip rap and landscaping construction is available. Few of these quarries operate on a continuous basis.

Both sand and gravel and quarry rock are heavy commodities so sales outside the Region tend to be restricted because of the cost of shipping. Certain manufactured pre-cast concrete products have sufficient value added to be worth shipping.

3.3.3 Gem Stones

Few deposits of gem stones are known, with the exception of jade in the Hope and Popkum areas. Some carving of jade is carried out locally, with most items directed towards jewellery, frequently for the tourist trade. Reference should be made to the book, Rock and Mineral Collecting in B.C. for further information.

3.4 FISHERIES AND AQUACULTURE

Commercial fishing, especially for salmon, is of limited value in Fraser-Cheam, although the native salmon fisheries are extensive. On the other hand, much effort is put into the enhancement of salmonid species in the Region, primarily for both commercial fishing and sport fishing. A new development in the Region is aquaculture, the "farming" of fresh water species.

3.4.1 Commercial Fisheries

While the Fraser River, the largest salmonid producing river in British Columbia, flows through the Regional District, most commercial fishing activity is conducted further downriver or along the coast. In 1980 only five fishing vessels with an aggregate length of 129 feet were registered with Small Crafts Harbour[1] out of Chilliwack. These vessels were responsible for a registered catch of approximately 38,000 pounds of fish with an estimated value of about $32,000 in 1980. Most of the catch was herring in a ratio of 5:1, so values may have been somewhat higher. No more detailed figures are available.

There are no government wharfage facilities in the Regional District, with fish boats likely using private marinas or being berthed further down river. In addition, there is no fish processing within the Region.

Because this portion of the Fraser River has too much fresh water, there are no opportunities for salmon rearing nor mariculture.

3.4.2 Native Fisheries

In contrast to the commercial fisheries, native fisheries are very large. Native people have the right to fish for all types of salmon species and steelhead for food purposes and are generally limited only by regulations to maintain escapements. Commercial sales are not permitted. The Fraser River is divided into zones of which the area from Whonnock (in Dewdney Allouette Regional District) to North Bend, most approximates Fraser-Cheam. See Table 34. In 1982, in excess of 289,000 fish were taken for gross wholesale value of $4,485,000 based on an average value of $15.50 per fish[2]. Most fish are sockeye salmon. The native catch in this area represents 75% of the Fraser River System native catch and 25% of all native food fisheries in British Columbia. Most fish are caught from the shore by set nets, netting, hook and line and gaffing. The native fishery is important to Bands for both the provision of food and the retention of cultural values.

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1 - Art Ryll, Regional Engineer, Small Craft Harbours, August 1983.
2 - Michele James, Fisheries and Oceans, August 1983.

TABLE 34 NATIVE FOOD FISHERIES IN FRASER-CHEAM, 1978-1982

Year	Whonnock-Hope No. of Salmon*	Hope-North Bend No. of Salmon
1978	97,319	66,918
1979	135,457	63,864
1980	78 865	32,000
1981	142,742	72,073
1982	165,613	123,707

* - all species, including steelhead.

Source: Summary of Fraser River Native Fishery Catch 1978-1982, Fraser & Yukon Division, Fisheries and Oceans, 1983.

3.4.3 Enhancement

The Fraser River is the single most important source of salmonid production in British Columbia. The fine balance between habitat enhancement and protection and salmon spawning patterns, though, has not always been untouched. During the building of the Canadian Northern Railway in 1912-1914, construction and collapsed cliffs sent huge amounts of rock into the Fraser River channel at Hell's Gate south of Boston Bar. Salmon production dropped dramatically for Canadian and United States fisheries but even with massive rock removal efforts, the commercial sockeye situation became so critical that agreement was needed between the two countries to obtain action. A Convention was ratified in 1937, with the result that the International Pacific Salmon Fisheries Commission was established for the protection, preservation and extension of the sockeye and pink salmon fisheries in the Fraser River system. To counteract the blockages, major fishways were first constructed in 1944-1946 at Hell's Gate. Subsequently more were added at different levels in 1947, 1951, 1965 and 1966. The total cost of all the fishways was $1,366,000 shared equally by Canada and the United States. The fishways are maintained by the Commission and are the prime feature of the Hell's Gate Airtram tourist attraction.

Much of the Salmon Commission's activities are carried on within Fraser-Cheam. The Sweltzer Creek Research Laboratory at Cultus Lake has 14 - 15 permanent scientists, technicians and crew to do biological and environmental research throughout the Fraser River System. Most of the maintenance supplies of the laboratory are bought locally. The Fishways employs a further two maintenance persons, one part-time and one full-time. In addition, the Commission is responsible for the Weaver Creek Artificial Spawning Channel, west of Harrison Lake. This spawning channel, completed in 1965 at a cost of $281,000, in 1983 had some further construction work. The Weaver Creek system also employs two staff permanently, one full-time and one part-time. In 1982 it was estimated[1] that the spawning channel had been responsible for a landed value of $19,000,000 worth of sockeye salmon between 1969 and 1982.

1 - Notes from 1982 Annual Meeting of International Pacific Salmon Fisheries Commission.

The federal Department of Fisheries and Oceans also operates salmonid enhancement projects[1] in the region. The newest is the Chehalis Hatchery on the Chehalis River which was built for $6,887,900 and became operational in September 1983. Annual operating costs are $259,838. The Chilliwack River is supported by the Chilliwack Hatchery which had a construction cost of $4,690,000 and an annual operating cost in excess of half a million dollars ($524,965). Both hatcheries are critical for the production of chum, coho, chinook and steelhead. Cutthroat are also produced at Chehalis. In addition, the Chehalis Indian Band operates a spawning channel and hatchery with a further capital investment of $425,293 and operating costs of $214,835. Several minor enhancement projects are elsewhere in the Region. In summary, salmonid enhancement is big business having had a total investment of nearly $14 million and annual operating costs of more than one million dollars.

Besides the commercial species, the provincial Ministry of Environment also stocks many lakes for sports fishing, primarily for trout.

3.4.4 Aquaculture

While commercial fisheries are limited, opportunities for aquaculture have possibilities. Aquaculture is the culturing or raising of fish in fresh water, primarily for commercial purposes. Most fish farming is for the raising of trout for the fresh fish food market. According to the Fish and Wildlife Branch of the Ministry of Environment, there are four licenced commercial fish farms based in Fraser-Cheam. See Table 35. A fifth, the Chawathil Fish Farm, is operated by the Hope Indian Band 9 km west of Hope. All farms raise trout, two of them specifically to supplement their resort or tourist operations. The Popkum operation does not yet appear to be in full production. The Chawathil Fish Farm, part of a community development project for the Band is in production and now ships approximately one ton of fish per month to the Vancouver restaurant market. Fresh fish may also be bought at the farm. None of the farms produce for the frozen fish market, as that particular market for trout has been totally absorbed by special trout operations in Idaho. Competition with U.S.A. markets is difficult as all the various grades of special fish food required are produced in Oregon. Until appropriate fish food can be made locally, costs cannot be reduced significantly.

TABLE 35 FISH FARMS IN FRASER-CHEAM, 1983

Name	Location	Type of Fish
1. MacSwan	Sardis	pan-fry trout
2. Pine Crest Lake Resort	R.R.#3, Hope	catch-em trout
3. Tee Pee Vacationland	Cultus Lake	U-catch-em trout
4. Zaandam Management Ltd.	Popkum	trout
5. Chawathil Farms	West of Hope	rainbow trout

Source: Nos.1-4, Licenced Commercial Fish Farms in British Columbia, Fish and Wildlife Branch, Ministry of Environment, August 8, 1983.
No.5 Chawathil Farms brochure, September 27, 1981.

1 - Salmonid Enhancement Fraser River Projects - Production at Capacity and 1982/83 Costs. Fisheries and Oceans, September 1983.

3.5 TOURISM AND RECREATION

3.5.1 Tourism Overview

Tourism is an important and growing component of the regional economy. Travel to the Region, especially for pleasure, began with the development of the St. Alice Hot Springs and accompanying hotel construction at Harrison Hot Springs in 1886. Tourism to and within Fraser-Cheam is still based on natural features such as the springs, the warm waters of Cultus Lake, fishing, camping and hiking in parks and the superb mountain scenery. However, since the early 1970's, several specific tourist attractions have been built which serve day visitors from Vancouver, highway pass-through travellers and bus tour companies. In addition, the heritage component is undergoing re-discovery with museums being established and upgraded and sites restored.

Although Chilliwack is the largest community in the region, Hope is the major tourist service centre, primarily because of its location at the intersection of Highways 1 and 3 (the two major routes used by automobile travellers and buses), its distance from Vancouver (145 km is far enough to encourage travellers in either direction to stop), and its nearness to Manning Provincial Park. Harrison Hot Springs also is based almost exclusively on tourism with the springs, Harrison Lake, Sasquatch Provincial Park, the golf course and fine dining being its main drawing cards. Chilliwack is a more diverse community, with few specific tourism attractions within its boundaries. However, slightly to the east, along Highway 1 at Bridal Falls/Popkum is a growing cluster of tourist attractions while to the south are the Cultus and Chilliwack Lake summer recreation areas.

Fraser-Cheam is part of the Southwestern British Columbia Tourism Region, a very large area that also includes Greater Vancouver, Whistler and the Sunshine Coast. Total visitor figures and estimates of the value of tourism are not available for Fraser-Cheam alone, only the larger tourism region. Because these figures are dominated by Vancouver they are not suitable for interpretation for Fraser-Cheam. However, in 1981 fully 2,440 persons in the regional labour force were in the accommodation and food services sectors, 9.3% of the total labour force. The following sections though, do outline the range and amount of tourist facilities available, which aids further in appreciating the value of tourism locally.

3.5.2 Commercial Accommodation and Convention Facilities

From an accommodation perspective, tourism is substantial. In 1983, there were 3,200 commercial rooms and camping spaces in the Region. See Table 36. In addition, there are a further 690 vehicle campsites and 130 wilderness campsites in provincial parks and 280 official camp pads in Forest Service sites, for a total of 4,250 sites able to accommodate well over 10,000 persons a night or nearly a fifth of the Region's population.

The importance of outdoor recreation and hence various types of camping facilities is further evident in the mix of commercial approved accommodations. Fully 61.5% of all commercial units or spaces are devoted to campgrounds and trailer parks. Of the roofed accommodation, the majority of rooms are in

TABLE 36 TOURIST ACCOMMODATION IN FRASER-CHEAM, 1983[1]

	Hotel	Motel	Resort	Camp Ground	Trailer Park	Total[2]
Chilliwack:						
Facilities	1	9	0	2	2	12
Units/spaces	50	189	0	152	29	422
Hope:						
Facilities	1	16	0	0	0	17
Units/spaces	50	353	0	0	0	403
Kent:						
Facilities	0	2	0	0	0	2
Units/spaces	0	37	0	0	0	37
Harrison Hot Springs:						
Facilities	1	4	1	3	4	8
Units/spaces	284	78	(see hotel)	122	68	552
Hemlock Valley:[3]						
Facilities	1	0	1	0	0	1
Units/spaces	(see resort)	0	60	0	0	60
Cultus Lake:						
Facilities	0	1	0	3	4	4
Units/spaces	0	16	0	538	268	822
Bridal Falls:						
Facilities	0	1	0	1	1	2
Units/spaces	0	8	0	25	75	108
Hope Area:						
Facilities	0	1	0	2	8	9
Units/spaces	0	20	0	395	201	616
Yale Area:						
Facilities	0	5	0	0	2	6
Units/spaces	0	63	0	0	46	109
Boston Bar:						
Facilities	1	1	0	0	1	2
Units/spaces	18	35	0	0	20	73
Total Fraser-Cheam:						
Facilities	4	40	2	11	22	62
Units/spaces	402	799	60	1232	707	3200
% of Total	12.5	25.0	1.9 (1 combined with hotel	38.5	22.1	100.0

1 - Only commercial and municipal.
2 - Totals for facilities by community do not add as several facilities are combinations of types.
3 - Camper hook-ups added later in 1983.
Source: Tourism British Columbia, Accommodation Guide 1983. Only includes approved accommodation and Guide definitions. There are several major additional facilities in the Hope area not listed in the Guide.

motels, there being only four full service hotels[1] in the entire region. Many of the motels are family run and represent comfortable but modest accommodation with few support services. Although the Region has some grand scenery and a variety of outdoor recreation possibilities, there are only two facilities classed as resorts, one being The Harrison in Harrison Hot Springs where the special feature is the springs; the other is Hemlock Ski Resort developed primarily for skiing.

Geographically, Hope and area rank first with 1019 units/spaces with all facilities in town being roofed[2]. Cultus Lake has the second largest amount of accommodation, 822 spaces or nearly 26% of the commercial spaces. This is almost exclusively in camper or tent sites. Harrison Hot Springs with 552 units or spaces has almost as many tourist facilities as residents. Given the size of Chilliwack it is surprising to see barely 240 roofed units, most of them in motels. Most of the campground sites are at the Vedder River Campsite.

Convention facilities are also limited in Fraser-Cheam with most larger meeting spaces only being available in special halls, not hotels. See Table 37. The Harrison at Harrison Hot Springs has the largest capability being able to serve a meeting maximum of 1000 delegates. Nonetheless, Chilliwack and other communities have hosted conventions. From 1981 to 1983, a total of 31 conventions[3] were held with more than 7665 registered delegates (not including spouses). Convention size ranged from 40 persons to 1200. On the other hand, three significant service club conventions (500 - 1000 delegates) were lost because of lack of accommodation.

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1 - Three hotels and one hotel/resort.

2 - Not noted in the lists is Telte-Yet Campsite, an Indian operated campground within the Town of Hope. Space includes 17 fully serviced lots plus tenting areas (30 sites).

3 - District of Chilliwack Chamber of Commerce. Note four of the conventions were held in Harrison Hot Springs.

TABLE 37 CONVENTION FACILITIES IN FRASER-CHEAM, 1983

Community	Name of Facility	No. of Rooms	Total Banquet Capacity	Largest Mtg. Room Capacity	Total Meeting Capacity	No. of Meeting Rooms
Kent (Agassiz):						
	The Kent Hotel	28	200	200	200	1
Chilliwack:						
	Charleswood Catering Hall	n/a	120	150	150	2
	Empress Hotel	50	200	250	250	2
	Evergreen Hall	n/a	855	2350	3502	7
Harrison Hot Springs:						
	The Harrison	281	700	475	1000	9
Hemlock Valley:						
	Hemlock Inn*	56	350	200	300+	4
Hope:						
	Hope Motor Hotel	50	200	200	200	-
	Canadian Legion Hall	n/a	-	300	-	-
	Eagles Hall	n/a	-	200	-	-
	Hope Curling Club	n/a	-	150	-	-
	Hope Golf Club	n/a	120	150	-	-

* - The Convention Centre will commence year-round operation summer 1984.

Source: Conventions and Incentive Travel, Tourism British Columbia, 1982.
Al Karaki, Hemlock Ski Resort, November 1983.
Evergreen Hall, District of Chilliwack, November 1983.
Town of Hope, January 1984.

3.5.3 Parks and Outdoor Recreation

Within Fraser-Cheam there are 13 provincial parks, one of which is an historic site and two provincial recreation areas. See Table 38. The parks range in size from 7 hectare Kakawa Lake whose prime purpose is boat launching, to the very large Skagit Valley Recreation Area with an area in excess of 32,500 hectares and half of Manning Park. Five of the parks are specifically water-oriented offering swimming, boating and fishing. Others, like International Ridge, are for hiking and mountaineering; or like Bridal Falls, for the observation of scenic natural features. Manning Park, approximately half of which is in Fraser-Cheam, is east of Hope on Highway 3; it is a large park (71,400 hectares) with heavy day use (243,000 parties in 1982). Many of the users are en route travellers, come from Vancouver for the day or stay in Hope. The provincial parks are an important attraction for the Region. In 1982, excluding Manning Park, the parks were estimated to attract a minimum of

213,000 day use parties[1] and nearly 52,500 campground parties. With Manning Park, day use parties totalled 456,000. The most heavily used park, aside from Manning, is Cultus Lake which accounted for over half of all the other parks usage. It is understood that these statistics are down slightly from previous years because of poor summer weather in 1982 and the recession.

In addition to the provincial parks within Fraser-Cheam, note should also be made of Sumas Mountain, a small day use provincial park of 183 hectares, which is close to Chilliwack and serves local recreational needs.

Some provincial park additions are planned[2] within Fraser-Cheam. A rest stop and historic site area has been proposed for Alexandra Bridge near Spuzzum. The Chilliwack Lake Provincial Park will also be increased in size by the shift of Crown Land of approximately 1000 acres (2500 hectares) in the Lindemann Lake area to park use. This is not proposed for development. The resolution of the Skagit River area through the agreement[3] not to raise the Ross Dam in the United States means the Parks Branch will have their management role in the area clarified. Some development is anticipated in the next five years for campsite and trails development, beach improvements and a day-use area.

Also not to be forgotten is Cultus Lake Park, operated by the Cultus Lake Park Board and owned by the District of Chilliwack. This and the provincial park of similar name take the brunt of Cultus Lake use. Cultus Lake Park operates 500 campsites within the park and a further 150 sites at Vedder River Campsite on nearby Vedder River. The Park has a very heavy day use; staff estimate it receives an average of 800,000 visitors[4] annually. Within the Park, 10,000 parties were registered also for overnight camping in 1982 in the May to September season.

The other major park-like facilities are the campsites and trails provided by the B.C. Forest Service. See Table 39. These more remote and less developed sites are estimated to have had 50,000 to 60,000 user days in 1982. The major locations of sites and trails are in the Chilliwack River Valley, the Harrison Lake area, the Nahatlatch (at the north extreme of the Region), and the Skagit. There are also a few near Hope and up the Coquihalla. With the new bridge in place at North Bend in 1984, the Nahatlatch area will likely receive intensified use[5]. The Forest Service also views the Coquihalla as a planned expansion area, as the Coquihalla Highway development proceeds.

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1 - Party size is not defined but day use in excess of 500,000 persons would not be an unreasonable assumption.

2 - Signed parks agreement expected in 1984.

3 - Mel Turner, Lower Mainland Office, Parks and Outdoor Recreation Division, Ministry of Lands, Parks and Housing, September 1983.

4 - Gloria Adams, Cultus Lake Park Board, October 1983. No detailed figures are kept but from 1967 to 1975, a car counter recorded vehicular travel on the Cultus Lake road which primarily serves the two parks, Columbia Valley and small permanent residential areas such as Lindell Beach and Cultus Lake. These figures ranged from 503,000 in 1967 to a high of 1,162,000 vehicle movements in 1975. No car counter has been used since then but park usage has remained high.

5 - Jack Carradice, B.C. Forest Service, November 1983.

TABLE 38 PROVINCIAL PARKS IN FRASER-CHEAM, 1983

Park	Area (ha)	Vehicle Campsites	Wilderness Campsites	Pick-nicking	Sani-Station	Swim-ming	Fishing	Boat Launch	1982 Attendance: Camp-grounds (parties)	Day-Use (parties)	Inter-pretation (contacts)
. Cultus Lake	656	296	-	*	*	*	*	*	25,008	123,272	4,551
. International Ridge Recreation Area	2,080	-	-	-	-	-	-	-	-	-	-
. Chilliwack River	23	-	-	-	-	-	-	-	-	-	-
. Chilliwack Lake	162	100	-	*	-	*	*	*	4,102	-	-
. Kilby Museum Historic Park	12	42	-	*	-	*	*	*	2,196	11,017	12,784
. Weaver Creek	136	-	-	-	-	-	-	-	-	-	-
. Sasquatch	1,220	165	-	*	-	*	*	*	12,607	24,472	2,873
. Bridal Veil Falls	32	-	-	*	-	-	-	-	-	31,722	-
. F.H. Barber	6	-	-	-	-	-	-	-	-	-	-
. Silver Lake	77	-	-	-	-	-	*	-	3,605	-	-
. Emory Creek	15	34	-	-	-	-	*	-	3,972	-	-
. Kakawa Lake	7	-	-	*	-	*	*	*	-	11,105	-
. Nicolum River	24	9	-	*	-	-	*	-	980	2,754	-
. Skagit Valley Recreation Area	32,508	44	130 (undeveloped)	-	-	-	*	-	-	8,760	-
TOTAL	36,958	690	130						52,470	213,105	20,208

Source: Park Data Handbook 1982, Ministry of Lands, Parks and Housing, February 1983.

Manning Park - 71,400 ha + 473 campsites, 27,839 camper parties, 243,375 day-use parties.
Sumas Mountain - 183 day-use parties, no camping.

The major outdoor recreation activities carried out in these parks and forest areas are camping, hiking, mountaineering, nature study, wildlife viewing, fishing, and boating. Certain areas such as the Chilliwack River are known for their white water kayaking while the Chilliwack River Basin is one of the most popular hiking and climbing areas in the Lower Mainland.

TABLE 39 FOREST SERVICE RECREATION FACILITIES IN FRASER-CHEAM, 1982

Camping:

No.of Campsites	No.of Camp Pads	No.of User Days	Sites Maintained 1982 Official	Unofficial	Total	New Sites Constructed
33	280	50,000 - 60,000	33	16	49	1

Trails:

	No.of Trails	Mileage (km)	Trails Maintained	Trails Constructed
Official	9	35	27 km	20 km
Unofficial	54	325		
Total	63	360		

Source: Chilliwack Forest District Statistics, 1982, B.C. Forest Service.

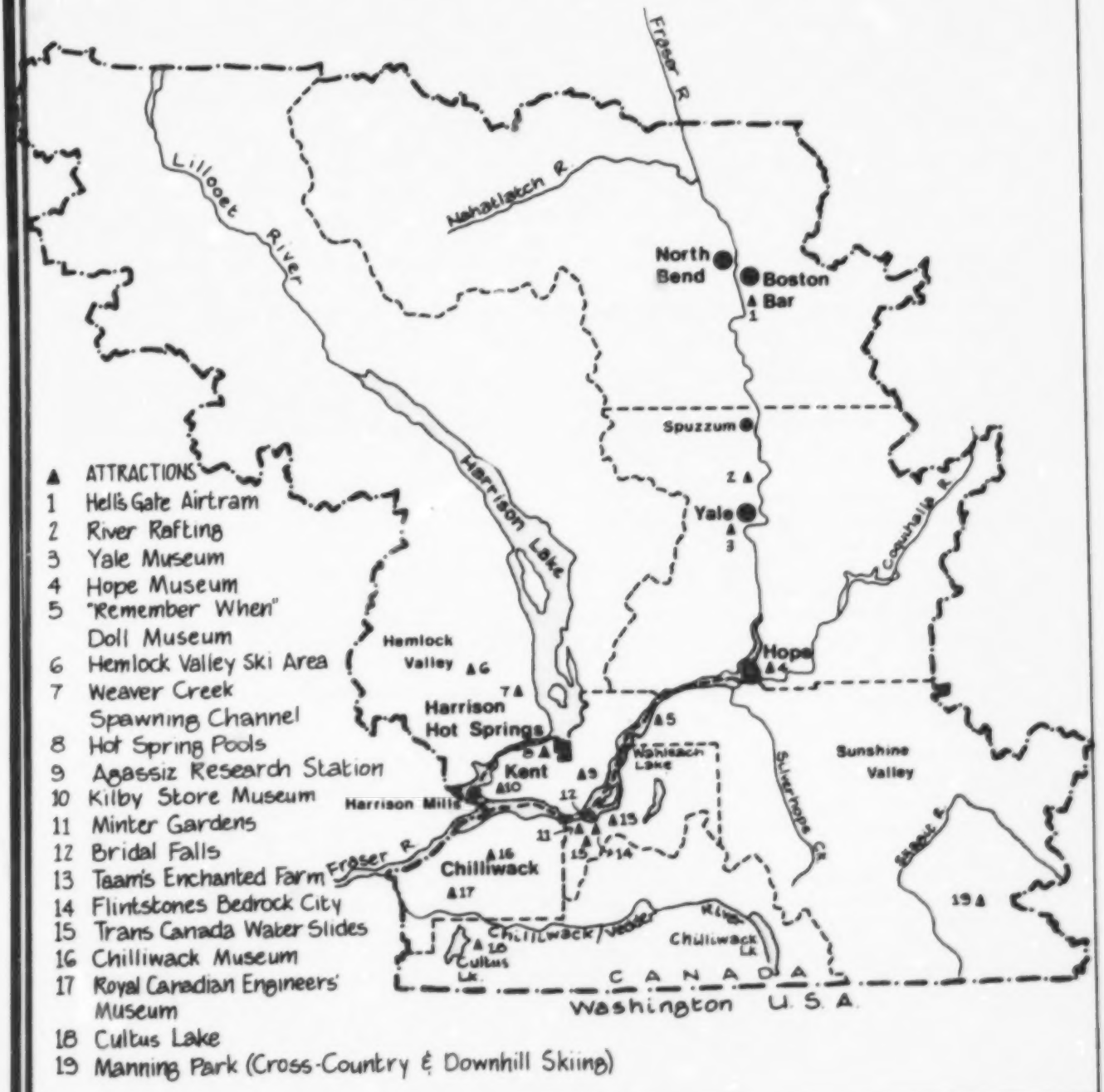
3.5.4 Attractions and Events

The vast improvements in access through the region, the closeness to the Vancouver metropolitan market, and the growth in respect for heritage have been factors which have given rise to the development of specific tourist attractions or heritage facilities which also have a tourism role. The major attractions are noted in Table 40 and in Figure 5.

Of particular interest within Fraser-Cheam is the evolution of the Popkum/ Bridal Falls area east of Chilliwack as a nucleus of clustered tourism attractions primarily directed at day use or tour buses. The scenic combination of Bridal Falls and Mount Cheam perhaps drew visitors originally to stop, but in 1975 Flintstone's Bedrock City was established close to Bridal Falls. This children's theme amusement park operates from late May to late September and handles approximately 100,000 visitors a year. Very close by is Taam's Enchanted Farm which provides a delightful farm and pioneer/ settlement theme for children. In 1983, Trans-Canada Water Slides joined the group; this attraction in its first year of operation had 100,000 users and operated from June 10 to September 5. Across the highway is Minter Gardens, a beautiful series of charmingly landscaped gardens designed for extended bloom. Opened in 1980, the Gardens are now reaching an attendance of about 160,000 persons annually for the April to October season. As the gardens mature, they will become even more attractive. Some improvements and modifications are already proposed.

TABLE 40 MAJOR TOURIST ATTRACTIONS IN FRASER CHEAM, 1983

Name	Location	Type
. Minter Gardens	Popkum	10.9 ha World class show garden
. Flintstone's Bedrock City	Bridal Falls	children's theme amusement park
. Taam's Enchanted Farm	Bridal Falls	children's theme farm
. Trans-Canada Water Slides	Bridal Falls	outdoor waterslides
. Cultus Lake	Cultus Lake	provincial and municipal parks based on water activities in Cultus Lake; various support activities such as horseback riding, golf and tennis
. Hell's Gate Airtram	nr.Boston Bar Fraser Canyon	aerial tram trip to fishways in canyon setting
. Bridal Falls	Bridal Falls E.of Chilliwack	scenic waterfalls and picnic area
. Hope Museum	Hope	museum of local history and gold concentrator (vintage 1920's)
. Yale Museum	Yale	museum of local history in restored building.
. Chilliwack (Wells Centennial) Museum	Chilliwack	museum of local history
. Royal Canadian Engineers' Museum	Chilliwack	military museum at Canadian Forces Base
. Hot Spring pools	Harrison Hot Springs	natural mineral hot spring pools
. Agassiz Research Station	Kent	federal government experimental farm and arboretum
. Kilby Museum	Harrison Mills	1920's-30's general store
. Remember When Doll Museum	Laidlaw W.of Hope	doll museum
. River rafting	Fraser River	white water rafting in canyon section of Fraser River
. Hemlock Valley Ski Area	Hemlock Valley W.of Kent	downhill ski area with on-hill facilities, some cross-country
. Weaver Creek Spawning Channel	Hemlock Valley Area	salmonid enhancement project
. Manning Provincial Park	E. of Hope	major park for summer and winter recreation



▲ ATTRACTIONS
1 Hell's Gate Airtram
2 River Rafting
3 Yale Museum
4 Hope Museum
5 "Remember When" Doll Museum
6 Hemlock Valley Ski Area
7 Weaver Creek Spawning Channel
8 Hot Spring Pools
9 Agassiz Research Station
10 Kilby Store Museum
11 Minter Gardens
12 Bridal Falls
13 Taam's Enchanted Farm
14 Flintstones Bedrock City
15 Trans Canada Water Slides
16 Chilliwack Museum
17 Royal Canadian Engineers' Museum
18 Cultus Lake
19 Manning Park (Cross-Country & Downhill Skiing)

0 5 10km

N

REGIONAL DISTRICT OF FRASER-CHEAM MAJOR TOURIST ATTRACTIONS

Fig. 5

The other individually significant tourism attraction is Hell's Gate Airtram in the Fraser Canyon, south of Boston Bar. This attraction, which takes visitors down to view the famous fishways, provides a convenient and unusual stop for bus tours. Attendance is approximately 170,000 persons with more than $700,000 expended on payroll. At the peak season (March 1 to October 31) from 50-60 persons are employed at the Airtram. Because of parking and space limitations in their Canyon site, further growth in attendance is not anticipated, although tour bus groups are actively solicited.

Heritage attractions have also blossomed, there now being six museums, three displaying local history (Chilliwack, Hope and Yale), one military engineering, one the role of the General Store and one for dolls. Two of these (Hope and Yale) are in brand new locations. Local history is a theme which causes many travellers to stop in an area. Other unusual attractions include the hot pools at Harrison Hot Springs, the exprimental farm at Agassiz, the Weaver Creek Spawning Channel and river rafting down the Fraser Canyon. Skiing is discussed separately.

A number of tours[1], many of them emanating from Vancouver, operate in the Region. Typically included in their itineraries are the hot springs, Minter Gardens, Hell's Gate, Fraser Canyon, Fraser Valley blossoms and Fraser River rafting.

Not all areas have specific natural or built attractions but still attract visitors through their events. See Table 41. The major events in Chilliwack and Kent celebrate the area's agricultural and ethnic heritage. Most important are the Country Living Festival, the Mennonite Central Committee Quilt Auction and Relief Sale and the Agassiz Corn Festival. In Harrison Hot Springs emphasis has been placed on creation a Festival of the Arts while Hope celebrates its settlement heritage in Brigade Days which features loggers sports. In 1983, two new events were established, a bluegrass music festival in Hope and an Antique Farm Machinery Show and Threshing Bee in the Sardis area of Chilliwack.

Cultural events generally have not been a strong tourism draw , although Arts Councils serve several communities. However, the Chilliwack Community Arts Council has plans for a major 450 seat theatre/cultural centre for 1985 which should become a Provincial Centre for the Arts in the Chilliwack-Harrison area. "This Centre will provide a forum for both the visual and the performing artists to showcase their works, hold workshops and seminars, and to add a vital component to the tourism package presently being offered".[2] The only theatre activity now serving tourists is a popular Theatre-on-the-Lake program at Cultus Lake. Other special events, agricultural in nature, are intended to be relocated to new facilities on Lickman Road in Chilliwack; these facilities are also in the planning stage.

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1 - 1983 Travel Agents Manual, Tourism B.C.
2 - Sherry Baker, The Chilliwack Community Arts Council, August 22, 1983.

TABLE 41 MAJOR EVENTS IN FRASER-CHEAM, 1983

Event	Location	Type	Season
Agri-bition	Chilliwack	farm fair	Feb.
Country Living Festival	Chilliwack	2 weeks of festivities Chautauqua (Festival of the Arts, parade, canoe race, beauty pageant, gymkhana	May
May Days	Boston Bar/ North Bend	family events, gymkhana and 4x4 rally	May
Indian Days	Chilliwack	war canoe races, BBQ, arts and crafts	June
Antique Farm Machinery Show & Threshing Bee	Sardis, Chilliwack	demonstration of agricultural heritage	July/ August
Chilliwack Fall Fair	Chilliwack	Class A fall fair	August
Cheam Enterprises Rodeo	Chilliwack	circuit rodeo	August
Mennonite Central Committee Quilt & Relief Sale	Chilliwack	major specialty sale	Sept.
Folkfest	Chilliwack	multi-cultural fair	Oct.
Harrison Festival of the Arts	Harrison Hot Springs	festival of arts, workshops and performances	July
Bluegrass Festival	Hope	music festival	June
Hyack Races	Hope	start of Fraser River canoe races to N.West (part of Hyack Festival)	May
Brigade Days	Hope	community festival with parade, gymkhana, loggers sports, midway	Sept.
Agassiz Corn Festival	Agassiz, Kent	fall fair	Sept.

3.5.5 Skiing

The major ski facility in the Region is the **Hemlock Ski Resort** operated by Hemlock Valley Recreation Ltd.[1]. The ski area, less than two hours from downtown Vancouver, is approximately 44 kilometres from Harrison Hot Springs, in the mountain area west of Harrison Lake. Access is from Highway 7. There are over 200 hectares of skiing terrain, on a mountain that rises from a base elevation of 960 m to 1290 m. On-mountain facilities include: one triple chairlift, two double chairlifts, one handle tow, rentals, ski and gift shop, CSIA ski school, camper hook-ups, propane filling station, night skiing, on-slope accommodation with whirlpool and saunas, day lodge, restaurant and cafeteria, lounge and sundeck.

There is also cross-country skiing with a cross-country ski centre and eleven kilometres of groomed trails. Further ski-touring is available along the logging roads on the Valley floor. Existing summer facilities include: conference rooms, swimming pool, tennis courts and hiking trails.

The main accommodation is Hemlock Inn which has 56 condo units offering housekeeping and one and two-bedroom units. Approximately 150 individual residential units are either completed or proposed in future expansion. B.C. Hydro Power and B.C. Telephone service have recently been installed and most of the access road has been paved. The complex also has its own water and sewer system. The Convention centre which can handle groups of up to 200 persons will be open year 'round commencing in 1984.

Significant expansion is proposed for Hemlock to create a village complex with amenities. Proposed for development over the next four years are 200 single family homes and approximately 280 multi-dwelling units. Also proposed are a hotel, additional chalet sites, a recreational vehicle park, swimming pool, an equestrian centre and a commercial village.

Hemlock Valley Ski Area currently has an annual payroll of nearly $1 million with annual purchases ranging from $1.5 - $2.0 million; 70% of these purchases are made locally. Total staff vary from 60 to 95 with most able to reside on-hill. The ski season is from mid-December to April. However, as apparent from the expansion plans and the existing convention centre, the intent is to operate Hemlock Resort as a year 'round destination resort.

The Silver Tip Ski Area at Sunshine Valley Recreation Area, approximately 17 km east of Hope on the Hope-Princeton Highway offers a small downhill facility served by a T-bar lift and a 3 km cross-country circuit. In addition, some unimproved, usually late in the winter season cross-country skiing can be found around Chilliwack Lake.

Partly within the Region in Manning Park is the Gibson Pass Ski area, a predominantly family and intermediate ski hill. This ski operation is the basis of Hope's winter occupancy of its accommodation. However, Gibson Pass was operated privately for the 1983/84 season while studies were carried out to determine whether this ski area should operate under public or private

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1 - Details confirmed with Al Karaki, Marketing and Sales Manager, Hemlock Valley Recreation Ltd., November 1983.

arrangements. Public tenders were requested in early 1984 for private operators to run both the Gibson Pass ski establishment and the Manning Park Lodge. Manning Park also boasts over 157 kilometres of marked cross-country ski trails, of which 30 kilometres are normally track-set and groomed.

3.5.6 Sport Fishing

The major species caught is rainbow trout. Sport fishing for salmon is closed throughout the Region except for coho and small male chinook. Steelhead are also a sought-after specialty sport fish but most are caught on a catch-and-release basis. See Table 42. Throughout Fraser-Cheam sport fishing is a widely enjoyed recreational activity. Both local residents and anglers from Greater Vancouver spent between 150,000 and 250,000 angler days[1] in the pursuit of fish in 1980. See Table 43.

The major sport fishing areas[2] include: Cultus Lake, Chilliwack/Vedder River, Chilliwack Lake, Fraser River, Jones (Wahleach) Lake, Silver Hope system, Skagit River, Coquihalla River, Kakawa Lake, Sasquatch Park Lake, Big Silver, Lillooet River and Weaver Lake. Many other rivers, creeks and lakes also offer angler opportunities. Because of the importance of sport fishing in these freshwater areas, the provincial Ministry of Environment is involved in enhancement programs for several of these lakes and is likely to institute further management (i.e. in the Skagit and the high and low elevation lakes west of Harrison Lake).

TABLE 42 STEELHEAD ANGLING ACTIVITY, CATCH AND HARVEST ON THE CHILLIWACK/VEDDER AND COQUIHALLA RIVERS, 1981-82

River	No.Anglers	Angler Days	Steelhead Catch		Total
			Kept	Released	
Chilliwack/Vedder	1,173	8,445	194	3,755	3,949
Coquihalla	317	1,174	67	237	304

Source: Steelhead Harvest Analysis, 1981-82, Fish and Wildlife Branch, Ministry of Environment, 1982.

1 - An estimated based on Table 45 recognizing the proportion of the planning units with Fraser-Cheam compared with the distribution of fish habitats.

2 - Vic Swiatkiewicz, Ministry of Environment, October 1983.

TABLE 43 SPORT FISHING IN FRASER-CHEAM, 1980

Sport Fish Harvest

No.of Sport Fish Caught and Kept by Sport Fishermen

Species	Fraser Delta	Skagit	Harrison/ Lillooet	Total*
Rainbow Trout	28,700	36,750	91,800	157,250
Steelhead	450	50	250	750
Sea-run Cutthroat	4,500	< 50	900	< 5,450
Resident Cutthroat	500	1,450	9,700	11,650
Dolly Varden	1,300	1,100	2,400	4,800
Kokanee	5,000	1,900	1,250	8,150
Sturgeon	300	150	150	600
Salmon	8,200	600	3,250	12,050
Others	6,000	0	4,000	10,000
Total All Species	54,950	45,050	113,700	210,700

Angler Activity

No. of Angler Days

Habitat Type	Fraser Delta	Skagit	Harrison/ Lillooet	Total
Large Lakes	7,000	8,000	6,500	21,500
Small Lakes - Low Elev.	26,400	18,300	107,750	152,450
- High Elev.	3,300	8,900	2,500	14,700
Rivers and Streams	125,150	21,700	48,450	195,300
Total	161,850	56,900	165,200	383,950

* - The three planning units of the Lower Mainland Region only approximate Fraser-Cheam. All of the Skagit unit is within Fraser-Cheam and parts of the other two units. No better breakdown is available.

Source: C. Brown, Economist, Assessment and Planning Division, Assessment Branch, Ministry of Environment; from the National Survey of Sportfishing 1980. Department of Fisheries and Oceans and the Fish and Wildlife Branch, Ministry of Environment.

3.5.7 Wildlife

Because so much of Fraser-Cheam is rugged, mountainous and undeveloped, it offers excellent wildlife viewing and hunting opportunities close to Vancouver. The bulk of Lower Mainland resident hunting is carried out in Fraser-Cheam. The main species are deer, black bear, mountain goat, moose, grizzly bear and cougar. Deer are found throughout most of the lower elevations, along with black bear. Mountain goats are found on Cheam Ridge and in the Chilliwack Valley - behind the Chilliwack River. Moose are located on the Anderson River, a tributary of the Fraser north of Yale, while a few grizzlies are found at higher elevations. Cougars tend to be in the drier areas, especially up the Lillooet River area.

A new guiding operation based in Abbotsford operates in the Harrison Lake area with permits to hunt black bear and deer. Few wildlife viewing services are now available, especially for species of possible interest to tourists, such as mountain goat, moose and bear.

3.6 MANUFACTURING

In 1981 manufacturing had a labour force of 2,780 persons[1], up 57.1% from 1,770 persons in manufacturing in 1971. Chilliwack is the leading manufacturing centre[2] in Fraser-Cheam with over fifty establishments. The largest of these were the food processing farms: Fraser Valley Frosted Foods, East Chilliwack Agricultural (Fruit Growers) Co-op, Berryland Canning Co., and Fraser Valley Milk Producers. Depending upon the time of year more than 200 persons are employed in each of these firms. East Chilliwack Agricultural Co-op with 80 staff is also a major Lower Mainland producer and distributor of feed and fertilizer. Other major manufacturers with more than 25 employees are Chilliwack Progress (printers), I.M.W. Industries Ltd. (culverts, steel machinery), Spindaleer Wood Products (wooden spindles, wood stairs), Xusa Forest Products Inc. (chips), and Guenther Doors Ltd. (fireproof folding and wood doors). Elsewhere in Fraser-Cheam, the large manufacturers are B.C. Forest Products Ltd. in Boston Bar and Manco Home Systems Ltd. in Kent (Agassiz), with 250 and 235 employees, respectively.

A number of manufacturers in Fraser-Cheam are in the export business. Among the type of products which are exported are: millwork, pallets, wood chips, placer gold mining equipment and sluice boxes, lumber, portable pipe making mills, frozen and canned foods, processed fruits, feeds and pet foods.

The value of manufacturing output for Fraser-Cheam in 1981 was estimated at $252 million in 1981 dollars. See Table 44. The food and beverage category was the largest, followed by forest products. Projections to 2001 indicate a continued growth in manufacturing primarily in food and beverage, forest products and metal fabrication. See Table 45. Wholesale trade is also expected to grow substantially.

Within the District of Chilliwack, the value of manufacturing activity (shipments and other revenue) in 1980 was estimated at $172,353,000 with a value added component of $47 million[3]. Similarly for Hope in 1980, total value of manufacturing was $2,858,000 with a value added of $1,134,000. Data for other individual municipalities is not available but clearly Chilliwack area has the largest share of value of manufacturing.

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1 - Statistics Canada. See Table 8 this report.
2 - Manufacturers' Directory 1982-83, Ministry of Industry and Small Business Development, B.C. Tel and Economic Development Officer.
3 - Table 6. Manufacturing Activity for 1980, Cat.31-209, Statistics Canada, November 1983.

TABLE 44 VALUE OF MANUFACTURING OUTPUT, FRASER-CHEAM, 1981

Manufacturing Industry	Fraser-Cheam Millions of $'81	Fraser-Cheam % of Total	% of B.C. Output 1976	% of B.C. Output 1981
Forest Products	82	15	1	1
Metal Fabrication, Primary Metal	14	3	0	1
Chemical	4	1	0	0
Non-Metallic Mineral Products	7	1	1	2
Food & Beverage	120	22	4	5
Misc. Manufacturing	25	5	1	1
Sub-Total Manufacturing	252	47		
Wholesale Trade	285	53	1	2
Total	537	100%	1.5	2

TABLE 45 PROJECTED VALUE OF MANUFACTURING OUTPUT, FRASER-CHEAM, 1986 - 2001

Manufacturing Industry	1986	1991	1996	2001
	(millions of $'81)			
Forest Products	95	115	148	169
Metal Fabrication	19	27	46	66
Chemical	2	3	3	4
Non-Metallic Mineral Products	7	8	11	12
Food & Beverage	132	156	203	242
Misc. Manufacturing	24	23	26	28
Sub-Total Manufacturing	259	332	439	523
Wholesale Trade	325	410	561	763
Total	684	742	1000	1286

Source: Tables 48 and 49. The Demand for Industrial Land in the Lower Mainland, Vol.1 - Main Report, Research Report under Industrial Development Subsidiary Agreement, January 31, 1983, Table 6, opp. p.35, Table 10, opp. p.47, and Table 18 opp. p.64.

3.7 TRADE

Chilliwack acts as the centre for commercial business for Fraser-Cheam. Some wholesaling is carried out within the region, but the area's proximity to Vancouver negates extensive wholesaling activity. The retail market for Chilliwack is estimated at 70,000[1] persons which includes all of the Regional District and part of Central Fraser Valley Regional District, especially Abbotsford and other residents west of Chilliwack for certain types of goods. Retail trade volume is estimated to have grown from $33,350,000 in 1972 to $109,440,000 in 1982, while the labour force employed in the trade sector in 1981 was 4,025 persons.

The distribution of commercial floor space is somewhat unusual. See Table 46. As would be expected Chilliwack has the largest amount of commercial floor space and the greatest growth. In 1983, Chilliwack had over 2.4 million square feet of commercial floor space with more than 1.5 million square feet in retail space alone. Just under 600,000 sq.ft. is located in two semi-regional shopping centres[2], the largest of which are Chilliwack Mall (158,150 sq.ft.) and Cottonwood Corners (Approximately 200,000 sq.ft.) clustered together south of Highway 1. Department stores such as Sears, Zellers, K-Mart and Woolworths, are available.

Hope has the second largest commercial floor space and serves its immediate environs plus the Fraser Canyon communities. Much of its commercial floor space is in tourist accommodation, food services and gas; it has a well developed, healthy downtown retail area. There are no shopping centres outside the town core. Harrison Hot Springs also has an unusually large amount of commercial space compared to its resident population. Much of this space is in tourist accommodation, restaurants and shops frequently geared to tourists. Kent, on the other hand, relies heavily on Chilliwack, retail development at Agassiz being modest with almost no tourist commercial space.

Within the Electoral Areas are settlements such as Boston Bar and Yale which have small scale retail facilities mostly in conjunction with highway commercial uses. Cultus Lake also supports a small retail plaza.

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1 - Trade and Commerce, May 1982.
2 - Chilliwack Planning Department; figures include DSTM and Supermarket space.

TABLE 46 COMMERCIAL FLOOR SPACE, FRASER-CHEAM, 1978 and 1983

Area	1978[1]	1983[3]
Chilliwack	1,500,000	2,427,500
Hope	475,000	523,000
Kent	90,000	165,000
Harrison Hot Springs	150,000	93,500 + Harrison Hotel
Boston Bar] in Electoral	75,000	Electoral]
Yale] Areas A and B	50,000	Areas A-F] 158,000
Regional District of Fraser Cheam	2,340,000 sq.ft.[2]	3,417,000 s.f. + Harrison Hotel

1 - Year-end 1978 as presented in Technical Memorandum No. 6: Commercial Centres in the Lower Mainland, Lower Mainland Official Regional Plan Update, March 1980.

2 - 3% of the Lower Mainland. Data does not include estimates of floor space outside established centres. Includes office, retail, seryice, shopping centres and vacant commercial space.

3 - Included is retail, office, tourist, automobile, motor vehicle sale, gas stations and lumber. The figures for Chilliwack were 1980 commercial floor space survey updated to 1983 by Chilliwack Planning Department. The figures for the other communities were provided by the Regional District of Fraser-Cheam Planning Department and for the Town of Hope by Roy de Sorcy, Town Clerk.

3.8 CONSTRUCTION

Over the last five years (1978 - 1982) the total estimated value of construction of all types has generally been in excess of $25 million. See Table 47. In 1981 a high of $56 million was reached but the recent recession has slowed down construction levels to those of the late 1970's. The majority (80% or more) of the construction investment is in projects in Chilliwack. Residential construction is the largest single category and usually accounts for in excess of 50% of the estimated value of construction in any one year.

Data on residential building activity indicate that the construction of housing is dependent not only on the growth of local population but the buoyancy of the economy. From 1978 to 1981, the total number of residential building permits issued in Fraser-Cheam grew from 353 to 776. See Table 48. However, in 1982 this figure dropped to 202. Given the general growth expectations, this will be a temporary low. However, housing production is not likely to return to the high rates of 1976 when nearly 1,300 residential permits were issued, as few housing incentive programs now operate, the region has a good stock of housing and demographic projections are for a somewhat slower increase in population.

The construction industry in Fraser-Cheam in 1981 had 2,380 persons in the labour force. The region is well served with general contractor skills, there being 47 general contractors[1]. The largest number, 32, are based in Chilliwack with the remainder being in Kent (4), Hope and Area (7), and Harrison Hot Springs (1). The largest general contracting firms are Emil Anderson Construction Co. Ltd.[2] of Hope, and J.C. Kerkhoff & Sons Contracting[3] of Chilliwack. Emil Anderson undertakes primarily heavy construction and specializes in tunnels. Projects generally range from $10 million to $35 million (some are joint ventures) and are undertaken throughout B.C., Alberta, Yukon, Saskatchewan, and the northern U.S.A. Kerkhoff has undertaken projects valued at up to $13 million throughout British Columbia. There are also a large number of specialty contractors ranging from building contractors (primarily into house building), to concrete, excavating, alteration, brick and masonry, foundation and paving. All services required to build most structures are available locally within the region.

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1 - B.C. Tel Directory, September 1983
2 - Bob French, Emil Anderson Construction Co. Ltd., February 1984.
3 - Barry Topper, Controller, Kerkhoff Construction, January 1984.

TABLE 47 ESTIMATED VALUE OF CONSTRUCTION ($000's), 1978-1982

	Chilliwack	Hope	Harrison Hot Springs	Kent	Electoral Areas B-F	Regional Dist. Fraser-Cheam
Residential:						
1978	10,289	903	558	740		12,490
1979	10,147	787	57	820		11,811
1980	16,613	2,632	129	1,935	n/a	21,309
1981	28,228	2,450	1,124	3,862		35,664
1982	13,483	455	218	1,116		15,272
Industrial:						
1978	2,956	12	2	217		3,187
1979	3,691	-	-	297		3,988
1980	3,270	-	-	478	n/a	3,748
1981	5,980	-	-	302		6,282
1982	1,816	-	-	346		2,162
Commercial:						
1978	4,335	322	218	212		5,087
1979	4,501	170	29	130		4,830
1980	9,409	175	875	53	n/a	10,512
1981	6,516	630	8	96		7,250
1982	2,265	265	785	224		3,539
Institutional & Government:						
1978	1,929	383	1	35		2,348
1979	4,014	105	-	245		4,364
1980	2,196	15	-	207	n/a	2,418
1981	3,998	2,354	-	466		6,818
1982	4,784	-	3	943		5,730
Total:						
1978	19,509	1,620	779	1,204	2,766	25,878
1979	22,353	1,062	86	1,492	4,322	29,315
1980	31,488	2,822	1,004	2,673	7,889	45,876
1981	44,722	5,434	1,132	4,726	12,496	68,510
1982	22,348	720	1,006	2,629	5,412	32,115

TABLE 48 RESIDENTIAL BUILDING PERMITS ISSUED, 1978-1982

(No. of Units)

Year	Chilliwack	Hope	Harrison Hot Springs	Kent	Regional District Fraser-Cheam
1978	277	35	18	23	353
1979	287	28	-	27	342
1980	441	83	3	72	599
1981	584	54	35	103	776
1982	174	6	4	18	202

Source: Tables 47 and 48. Building Permits, Statistics Canada, Catalogue 64-001, 1978-1982 (excludes rural areas).
Electoral Area data provided by RDFC Planning Dept. January 1984. No data is available for Electoral Area A as permits are not issued.

3.9 PUBLIC ADMINISTRATION, INSTITUTIONS AND DEFENCE

Government in its many forms is an important employer and contributor to the economy of the region. The main administrative groups are the staff of the Regional District and the four municipalities, institutions such as the federal and provincial security institutions, hospitals and school districts and defence. In 1981, according to the Census, there were 3,520 persons in the labour force in the public administration and defence category.

3.9.1 Regional and Municipal Governments

The four municipalities of Chilliwack, Kent, Hope and Harrison Hot Springs and the Regional District of Fraser-Cheam together employ approximately 260 persons, some of whom are seasonal workers. See Table 49. Total municipal operating budgets exceeded $30 million in 1983 with from 15% to 25% of this being in payroll and benefits.

TABLE 49 LOCAL GOVERNMENT STAFF AND BUDGETS, 1983

	Staff[1]	1983 Payroll	Budget[2]
Chilliwack	192	approx. $5.3 million	$22,172,521
Kent (seasonal)	16+	$422,600	2,549,600
Hope	25	approx. $462,400	2,059,100
Harrison Hot Springs	6	n/a	761,770
Sub-total	239+		$27,542,991
R.D. Fraser-Cheam	18	$563,837	4,456,587
Total	257+	$6.8 million +	$31,999,578

1 - Includes full-time and part-time but excludes Council members.
2 - Includes General Operating Fund and Sewer Utility, Specified Area funds, etc. as appropriate but excludes collections and levies for other governments.
Source: Clerks and Treasurers of Regional District and Municipalities, September-October 1983.

3.9.2 Security Institutions

Located within Fraser-Cheam are three federal and six provincial security institutions. Together they have a staff allotment of 625 persons. See Table 50. The federal government, through Correctional Service Canada, operates three security facilities, two in the District of Kent and one in Electoral Area F. These institutions are for offenders with terms of two years or more. Elbow Lake Institution is a minimum security forestry camp situated on 36 acres near Harrison Mills and the Chehalis Indian Reserve. The institution operates a vertically integrated forestry program. Total staffing

is 27 positions for a prisoner population of 50. Because this is a minimum security unit, inmates provide community services such as fire watch and suppression, campsite cleanup, maintenance, lake salvage and cleanup.

Mountain Institution is a medium security penitentiary located on a mountainous site in Kent, northwest of Agassiz. The institution was originally constructed in 1962 to house Sons of Freedom Doukhobors but in 1969 was changed to a broader inmate mix. In 1983 the staff complement was 143 permanent and three term positions. Institutional capacity is 216 inmates with the current figure being 197 persons. Mountain is being rebuilt to new standards but there may be no increase in inmate capacity.

The largest of the facilities is Kent Maximum Security Institution, also in Kent, situated near Mountain Institution on a shared 15 hectare parcel. The existing institution, opened in 1978, is Canada's newest prison designed to house 192 inmates controlled by 268 staff. In 1983, actual staff deployment was 273 permanent and 6 term positions. Kent Institution is being expanded to add a further 48-man unit in early 1984 necessitating an increase in staff.

Studies carried out by the Fraser Valley College Research Group indicated that in 1980, $486,000 worth of goods and services were purchased by the Correctional Service of Canada in the Kent-Harrison area. In addition, staff[1] also spent over $830,000 a year locally in the area. Specific expenditures in 1982/83[2] for the three facilities for telephone, electricity, gas and oil, and garbage services totalled over $470,000; in 1983, payroll for Mountain and Kent Institutions totalled nearly $13.8 million.

The Province, through the Corrections Branch of the Ministry of the Attorney-General, operates security institutions for offenders whose terms are less than two years. In Fraser-Cheam there are five Forest Camps: Carter Creek, Ford Mountain, Mount Thorston, Pierce Creek and Security Unit, all situated in the Chilliwack River Valley. Three of these are for adults and two for juveniles. Situated in Chilliwack is the Community Correctional Centre, a transitional facility for inmates soon to be released. Total design capacity of the camps and centre is 235 inmates. These facilities employ a total of 170 persons with a 1983 fiscal year payroll of approximately $4.0 million. In addition, at least a further $250,000 of the gross budget of $5 million is spent on goods purchased locally.

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1 - Estimates were based only on the 28% of employees who actually permanently reside in the Kent-Harrison area.
2 - Tom D'Aquino, Correctional Services Canada, November 1983.

TABLE 50 MAJOR INSTITUTIONS, STAFF AND BUDGETS, 1983

	Staff[1]	Payroll[2]	Budget[3]
Security Institutions:			
. Federal	452	$13,751,900[4]	n/a
. Provincial	170	$4.0 million	$5.0 million
Hospitals:			
. Chilliwack General	436.9 (600)	$12,035,500	$15,317,000
. Fraser Canyon Hospital	59.1 (actually 65-70)	1,635,000	2,197,500
. Parkholm Lodge	43.7	910,600	1,742,500
School Districts:			
. #33 (Chilliwack)	604.9 (658)	20,865,000	24,400,000
. #76 (Agassiz-Harrison)	69.6	2,244,800	2,892,300
. #32 (Hope)	150	4,395,800	5,009,400
Fraser Valley Community College	[5]220 F.T. 300+Seas.	8,075,000	9,500,000
Total	2506.2 (2690)	$67,913,600	$79,800,000+

1 - Staff figures often reported as full-time equivalent positions, the smaller number where two shown.
2 - Usually include benefits.
3 - Provisional operating budgets.
4 - Only for Mountain and Kent institutions.
5 - Total all campus locations including Abbotsford; no Fraser-Cheam breakdowns available as staff can teach in several locations.

3.9.3 Major Health Facilities

The Chilliwack General Hospital and Fraser Canyon Hospital (in Hope) are both significant local employers. See Table 50. Chilliwack Hospital has 436.9 full-time equivalent positions but, in fact, provides employment for over 600 people. Fraser Canyon also employs between 65 and 70 persons because of part-time positions compared to its 1983 complement of 59.1 persons. Parkholm Lodge, an intermediate care facility in Chilliwack also employs a further 48 persons. Among these major health facilities there is more than $14.5 million expended on salaries and benefits to create 540 full-time equivalent positions or employment for more than 710 persons.

3.9.4 Major Educational Facilities

The three school districts which cover all of Fraser-Cheam in 1983 had a total staff complement of nearly 630 persons (teachers, custodial, aides and administration). Well over $24 million was introduced back into the local economies through salaries and benefits. See Table 50.

Fraser Valley Community College also created 220 full-time positions in 1983, with a further 300 sessional or part-time institutions. However, these figures represent all campus operations including Abbotsford, as staff are not based solely in one location; many teach at two or more campuses.

3.9.5 Defence

Canadian Forces Base Chilliwack was established in 1942. In times of peace its major functions are as an Officer Candidate Training School and Engineering Trades School. Other regular operations include participation in national disasters, penitentiary and police assistance as required by the No. 1 Combat Engineer Regiment attached to the Base. The Base also provides technical and administrative support for all military establishments in B.C. including 16 Regular Force, 21 Militia and 57 Cadet units.

The Base is a very substantial operation. It consists of 905 buildings with an estimated replacement cost of $195 million on a land base of 42,502 ha owned and 9,310 ha leased. With its military staff of 1,200 persons, officers-in-training of 1,400 persons per year, 2,000 dependents and 600 civilian staff, the Base functions much like a village. All students reside on Base along with some military personnel. The majority of military personnel and their families, though, live off the Base, in Chilliwack and environs. Located at the Base are dormitory and teaching buildings, administrative quarters, a gymnasium, Base exchange, hospital and dental clinic, a French Immersion School for children and a CANEX shopping centre and gas service (only for military personnel and DND staff).

The annual Base operating budget is estimated at $17.5 million with a further $48 million in payroll. Recently $3 million has been spent on capital expenditures of which about $200,000 of goods were purchased locally. All tenders are based on the lowest bid. Major new projects within the next five years include relocation of the combat engineers to a proposed 56,000 sq.ft. building, construction of a military engineering complex of 68,000 sq.ft. and the building of quarters for 65 officers, 50 NCO's and 300 other ranks.

3.10 PROFESSIONAL AND FINANCIAL SERVICES

3.10.1 Professional Services

As would be expected in communities where there are a large number of independent small businesses, the majority of professional services available fall into the categories of accounting, insurances and law. See Table 51. Land development services are also available in the form of engineering, surveying and planning firms. The major centre for professional services is Chilliwack; clearly most residents and businesses in Kent or Harrison Hot Springs use services in Chilliwack. Hope, on the other hand is sufficiently distant to support a good range of professional services, but with usually only one firm providing the service.

TABLE 51 PROFESSIONAL SERVICES IN FRASER-CHEAM, 1983

Profession[1]	Chilliwack	Kent	Hope	Total
	(No. of Firm's Outlets)			
Accountants:				
. Certified General	3	-	-	3
. Chartered	10	-	1	11
. Accountants	6	1	1	8
. Accredited Public	2	-	1	3
Architects:	1	-	-	1
Bookkeeping Services:	2	-	1	3
Insurance Adjusters	4	-	1	5
Appraisers	5	-	-	5
Insurance Companies - Life	10	-	-	10
Insurance Agents & Brokers	17	1	1	19
Business Management	1	-	-	1
Engineers:				
. Structural	1	-	-	1
. Consulting	3	-	-	3
Land Surveyors	3	-	1	4
Lawyers	14+Society	1	1	16+ society
Notaries Public	5	1	1	7
Town Planners	1	-	-	1

1 - Health professionals are not included as they are presented under Health Services.

Source: Upper Fraser Valley Telephone Director, B.C. Tel, September 1983.

3.10.2 Financial Services

Chilliwack is also the financial centre of the Region with 18 out of the 23 financial institutional outlets being in Chilliwack. See Table 52.

TABLE 52 FINANCIAL SERVICES IN FRASER-CHEAM, 1983

Financial Institutions	Chilliwack	Kent	Hope	Total
		(No. of Outlets)		
Banks	10	1	2	13
Credit Unions	5	1	1	7
Finance Companies	2	-	-	2
Trust Companies	1	-	-	1
Total	18	2	3	23

Source: Upper Fraser Valley Telephone Directory, B.C. Tel, September 1983.

Available in Chilliwack are six of the large chartered banks and two credit unions. Kent (Agassiz) has one bank, while Hope has two banks and a credit union branch. Hope now services its own areas as well as all the Fraser Canyon as there are no banking facilities in Yale or Boston Bar/North Bend.

3.11 TRANSPORTATION, COMMUNICATIONS AND UTILITIES

Transportation, communications and utilities is one of the less important economic sectors having had only 5.2% of the 1981 labour force. Nonetheless, nearly 1,355 persons were employed in this sector. The major individual transportation employers are Canadian National Railway and Canadian Pacific Railway which both have divisional points and hence, rail crews, stationed in the region. In 1983 they employed 131 and 43 persons, respectively based in Boston Bar, Hope and Chilliwack for CNR and North Bend, Yale, Spuzzum, Agassiz and Harrison Mills for CPR.

The communications sector has two local radio stations, five newspaper producers and three cablevision systems serving the region. The major utilities are B.C. Tel with a regional office in Chilliwack and B.C. Hydro with offices in Chilliwack and Hope. Westcoast Transmission Co. Ltd. also maintains a pipeline office and station in Hope. Details of these services are presented in the Community Profiles.

3.12 REGIONAL ECONOMIC SUMMARY

Fraser-Cheam had a labour force of over 26,000 persons in 1981, the largest group of which was in Community, Business and Personal Service[1] which includes tourism (26.7%), followed by Trade (15.3%) and Public Administration and Defence (13.4%). See Table 53. However, the primary sectors of the economy were the main supports of the Region's economic base with agriculture having an estimated 1981 value of $77,000,000 and a 1983 value of $119.9 million while forestry had a value of $64,500,000 for log production. Further processing of food products and the production of sawn boards substantially increases the value added components of these products. This dimension is clearly reflected in the 1981 estimated shipment value of manufacturing of $252,000,000. Fishing, except for its enhancement and sport fishing dimension, is a small contributor, while mining will soon have a value of output of up to $15 million. Among the personal service industry is tourism which is the third most important sector of the Region's economy, although Defence, with its influx of $48 million in payroll alone is an outstanding special employer in the Region.

Much of the primary and secondary economic activity supports the services which are required for the residents of the Region. The value of regional construction fluctuates but in 1982 was more than $32 million, while the retail trade volume for 1982 was estimated in excess of $109 million. Specific services in the communities were also important employers with the budgets for the municipal and regional governments, the school districts, the hospitals and Fraser Valley Community College totalling more than $95.9 million.

In summary, Fraser-Cheam has a broad regional income base derived primarily from agriculture, forestry, defence, manufacturing, tourism and mining.

TABLE 53 SUMMARY OF ECONOMIC ACTIVITY, FRASER-CHEAM

	1981 Labour Force[1]	Value of Activity[2]	
Agriculture	1,745	$ 76,966,032	Value of agricultural products in 1981
		$119,918,300	Value of agricultural output in 1983
		$625,227,778	Total capital value 1981.
Forestry	1,230	$ 64,500,000	1982 value of log production
Fishing & Trapping	60	$ 1,000,000+	1983 payroll for enhancement
Mining	165	$ 15,400,000	1983-84 potential value of gold production[3]
Manufacturing	2,780	$252,000,000	1981 value of manufacturing output
Construction	2,380	$ 56,000,000 $ 26,700,000	1981] estimated value 1982] of construction
Transportation, Communications & Utilities	1,355	-	
Trade	4,025	$109,440,000	1982 retail trade volume
Finance, Insurance & Real Estate	955	-	
Community, Business & Personal Service (includes tourism)	7,010 (2,440)	$ 79,800,000+	1983 budgets for security, institutions, hospitals, school districts & community colleges
Public Admin. & Defence	3,520	$ 32,000,000 $ 48,000,000	1983 municipal and regional budgets. 1983 Defence payroll
Industry Unspecified	1,055	-	
TOTAL	26,275		

1 - Statistics Canada. See Table 8
2 - Discussed in each of the previous sections of report.
3 - Approximately 38,500 oz. projected May 31, 1983 - May 31, 1984 by Carolin Mines at November, 1983 value of $400 per oz.

4.0 LAND USE

4.1 REGIONAL DISTRICT LAND USE

The Regional District of Fraser-Cheam contains 10,996.7 sq.km of area, of which nearly 200 sq.km are water, 4,975 sq.km are in forest cover and a further 224 sq.km utilized by agricultural pursuits. Approximately 500 sq.km[1] of land are designated future urban, being either within municipal boundaries or nearby as in unincorporated Silver Creek near Hope, or Cultus Lake south of Chilliwack, or the communities in the Fraser Canyon. Only a small proportion of these designated lands are, in fact, fully developed with the exception of the Town of Hope. The settled areas in the Region are Chilliwack, Kent, Harrison Hot Springs, Hope, Yale, Spuzzum, Boston Bar, North Bend, Kakawa Lake and Silver Creek adjacent to Hope, Cultus Lake, Columbia Valley, Sunshine Valley and most recently Hemlock Valley. Smaller settled areas also exist. Particular note should be made of Chilliwack and Kent as they are District Municipalities, which mean they contain significant areas of rural land, much of it in agricultural use.

Of note for further economic development is the type, quality and availability of agricultural, residential, commercial and industrial land.

4.2 AGRICULTURAL LAND

In 1982 a total of 36,203 hectares[2] of land was designated Agricultural Land Reserve[3] by the Agricultural Land Commission. These lands are classified according to soil types and climatic conditions into land capability groups of which 68% are ranked Classes 1-4, the most valuable of the seven classifications used. See Table 54. While substantial in production value, this land base only accounts for approximately 3% of the Region's land area. Further, only 65% of the A.L.R. designated land was in farm use in 1981. In some cases improvements such as drainage, irrigation or clearing would be required to make the remaining lands available. This land is primarily in private ownership and is protected by the Commission for agricultural purposes, although land adjacent to growing urban communities is likely to be subject to future urban uses and certain in site resources such as gravel are negotiated uses. The prime agricultural properties are in Chilliwack and Kent with typical prices being $3,500 - $6,000[4] per acre for dairying properties, some being bare land, others having lots of buildings. Specialty properties such as mature raspberry farms can command as high as $15,000 - $18,000/acre but are also a high value crop. Various small parcels are available in a wide range of locations suitable for speciality fruit and vegetable endeavours or intensive

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1 - Statistics Relating to Regional and Municipal Governments in British Columbia, June 1983, Ministry of Municipal Affairs.
2 - Agricultural Land Reserve Statistics, April 1, 1982, Provincial Agricultural Land Commission.
3 - Area designated by the Agricultural Land Commission of British Columbia as as land suitable for agriculture and therefore reserved.
4 - Alan Roth, agricultural land specialist, Kent Agencies, September 1983.

TABLE 54 BRITISH COLUMBIA LAND INVENTORY, LAND CAPABILITY BY AGRICULTURAL CLASS: REGIONAL DISTRICT OF FRASER-CHEAM, 1980

Present Land Use, 1980	Land Capability Classification[1]										
	1	2	3	4	1-4	5	6	7	Water	Total	% Total
	(area in hectares)										
Forages & Grains	90	5,160	6,820	3,480	15,550	1,700	160	70	0	17,480	47
Horticulture	10	610	850	270	1,740	120	0	0	0	1,860	5
Grassland and Pasture	0	260	730	740	1,730	1,050	190	60	0	3,030	8
Forest	0	520	1,740	3,400	5,660	5,570	990	970	0	13,190	35
Non-Productive Land	10	280	390	340	1,020	290	80	80	530	2,000	5
TOTAL	110	6,830	10,530	8,230	25,700	8,730	1,420	1,180	530	37,560	100%
% TOTAL	0	18	28	22	68	24	4	3	1	100	
Restriction Class											
No Restriction	100	5,860	7,850	5,050	18,860	5,300	790	740	460	26,150	70
Forest Tenure	0	0	90	140	230	530	60	40	0	860	2
Indian Reserve	0	690	1,790	2,450	4,930	1,060	300	130	20	6,440	17
Parks/Wildlife Areas	0	0	60	130	190	820	40	200	50	1,300	3
Developed Areas	10	210	210	110	540	800	110	50	0	1,500	4
Wetlands	0	0	480	340	820	170	0	10	0	1,000	3
Other Restrictions	0	70	50	10	130	50	120	10	0	310	1
TOTAL	110	6,830	10,530	8,230	25,700	8,730	1,420	1,180	530	37,560	100%
% TOTAL	0	18	2	22	68	24	4	3	1	100	

Source: B.C. Land Inventory Report, Vols. 1 & 2, Talisman Projects Inc., Oct. 1980 as published in Agriculture Profile: Chilliwack District, ARDSA Project No.271024, December 1980.

1 - The classification system is used nationally and has seven ratings based on soil and climate conditions. Class 1 land produces the very widest range of crops; Class 2 - a wide range of regional crops; Class 3 - a fairly wide range of regional crops under good management, and Class 4 - a restricted range of regional crops. Classes 5-7 are residuals, being limited to perrenial forage crops (5) or rangeland (6), or having no agricultural capability (7).

livestock production such as fur farms or hogs. Basically land values for agriculture are fairly stable but are anticipated to drop somewhat further during 1983-84.

4.3 RESIDENTIAL LAND

Chilliwack has zoned residential land available in a number of locations, with much new residential growth occurring south of the Highway in the Sardis area. House prices[1] range from the low $40,000's for modest housing in the older part of Chilliwack or the Yarrow area to $200,000+ for country estate properties on the Promontory. A standard 3-bedroom, 2 storey house of 2,000 sq.ft. currently sells for $65,000-$75,000 in Chilliwack. In Kent[2], house prices generally range from $45,000-$75,000 with the average sales price for 1983 being just under $60,000. In Harrison Hot Springs, the average house price is approximately $66,000-$67,000, with existing lots priced at $20,000. A large (330 lots) new subdivision has just been created but lot prices have not yet been set. Although much of Hope is built up, private residential losts are available and the Town is preparing a 36-lot subdivision for single family housing for 1984/85. Existing houses can be purchased[3] for $50,000-$60,000 with the quality varying from mobiles to homes in excess of $100,000. Outside of Hope, lots can be readily purchased in the Silver Creek and Kakawa areas which are unicorporated but adjacent to the Hope Town boundaries. Subdivisions with vacant lots include: Silver View Phase II, Birch Tree Estates, Thacker Mountain and Kakawa Lake.

4.4 COMMERCIAL LAND

All the key communities have zoned commercial land available. Chilliwack has just completed a downtown revitalization of the older core and already has two major shopping malls, one with substantial vacant space, so most new commercial development would be welcome downtown or in the other designated commercial strips. Hope has a small amount of space in its core and some sites possibly suitable for redevelopment. Funds have been spent by the Town of Hope to revitalize its commercial centre with further improvements anticipated as municipal finances permit. Kent and Harrison Hot Springs both have some commercial sites in the core areas and also have plans for downtown revitalizations. There are limited opportunities for commercial development outside the municipalities, except possibly in existing built-up areas.

4.5 INDUSTRIAL LAND

In 1982, the industrially designated land in Fraser-Cheam was estimated at 310 hectares, of which 189 are in industrial use. See Table 55. A total of 117 hectares of vacant industrial land was available. The majority of the designated industrial land is in Chilliwack with some sites serviced. Hope has little industrial land within the town, the main parcel being approximately

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1 - Jim McCaughan, Wall & Redekop Realty Ltd., Chilliwack, September, 1983.
2 - Lawrence St. Pierre, Kent Agencies, Agassiz, September 1983.
3 - Kay Dion, Dion Realty Inc., Hope, September 1983.

6.1 ha in the core (the former 7th Adventist Camp site). On the south side of the Highway just west of Hope is the Silver Creek Industrial Park of 4.45 ha (usable) where industrial servicing is required. A small amount of industrial land is situated in the Agassiz area of Kent, but no designated industrial land is found in Harrison Hot Springs, although the Village is exploring the creation of a small light industrial park.

TABLE 55 INDUSTRIALLY DESIGNATED[1] LAND IN FRASER-CHEAM, 1982

Actual Use	Amount (hectares)	% Total
Industrial	189	61.0
Residential	1	.3
Commercial	1	.3
Resource	2	.7
Vacant	117	37.7
Total Industrially Designated Land	310	100.0%

Source: Monitoring Report, Official Regional Plan 1982, Table 5, p. 11.

The future demand[2] for industrial land in Fraser-Cheam has been examined recently as part of a study for the whole Lower Mainland. See Table 56. For manufacturing purposes, a further 69 ha of land are estimated to be required by 2001. This quantity of land is now available but location and servicing may not meet specific industry requirements. The same study also estimated the land requirements for wholesale trade, transportation and utilities.

1 - Indicated for future industrial use; may or may not be zoned industrial.
2 - The Demand for Industrial Land in the Lower Mainland, Vol.1 - Main Report. Research Report under the Industrial Development Subsidiary Agreement, January 31, 1983.

TABLE 56 TOTAL INDUSTRIAL LAND REQUIREMENTS, FRASER-CHEAM, 1981-2001

Manufacturing Industry	1981 Total	1986 Total	Increase 1981-86	1991 Total	Increase 1986-91	1996 Total	Increase 1991-96	2001 Total	Increase 1996-01
				(hectares)					
Forest Prod.	55.5	64.3	8.8	75.3	11.0	92.7	17.4	101.2	8.5
Metal Fabric.	5.7	7.3	1.6	9.7	2.4	15.0	5.3	19.8	4.8
Chemical	53.4	53.4	0	53.4	0	53.4	0	53.4	0
Non-Metallic Mineral Products	27.1	26.7	- 0.4	25.9	- 0.8	27.5	1.6	27.1	- 0.4
Food & Bev.	21.4	22.3	0.9	23.9	1.6	27.9	4.0	30.8	2.9
Misc.Manuf.	8.5	8.1	- 0.4	7.7	- 0.4	8.1	+ 0.4	8.1	0
Total Manuf.	171.6	182.1	10.5	195.9	13.8	224.6	28.7	240.4	15.8
Wholesale Tr.	14.6	15.8	1.2	18.6	2.8	23.5	4.9	28.7	5.2
Major Transp.	195.9	197.9	2.0	200.0	2.1	202.0	2.0	204.0	2.0
Other Transp.	154.2	161.9	7.7	170.0	8.1	178.5	8.5	187.4	8.9
Utilities	14.2	17.0	2.8	20.2	3.2	24.3	4.1	29.6	5.3
Total	550.5	574.7	24.2	604.7	30.0	652.9	48.2	690.1	37.2

Source: The Demand for Industrial Land in the Lower Mainland, Vol.1 - Main Report, Research Report Under Industrial Development Subsidiary Agreement, January 31, 1983, Table 20, opp. p.72.

Note: The regional figures were in acres and have been converted to hectares by the consultant.

5.0 TRANSPORTATION SYSTEM

5.1 ROAD SYSTEM

Fraser-Cheam has excellent highway access with the Trans-Canada Highway No.1 traversing the length of the Region from west of Chilliwack to north of Boston Bar. See Figure 6. The majority of the Trans-Canada from Vancouver to the turn-off (Highway 7) for Agassiz is four lane limited access freeway with grade separated ramps. On the north side of the Fraser River is the Lougheed Highway, No.7, which serves Agassiz and the Haig Highway which connects Agassiz to Hope. East of Hope is the Crowsnest Highway No.3 which is also a major provincial route east to Alberta. Hope is at the crossroads of all three provincial highways. The average daily traffic flows[1] in this system are as follows:

		Average Annual Daily Maximum	Summer (July & Aug.) Average Daily Max.
Laidlaw (Hwy.1)	1981	7,420	13,980
	1982	6,760	12,300
Boston Bar (Hwy.1)	1982	n/a	8,200
Hwy.3, east of Hope	1982	n/a	6,800
Hwy.1, west of Hope	1982	n/a	10,400
Hwy.1, Chilliwack at Sardis Interchange	1982	n/a	23,900
Hwy.1, Vedder Canal	1982	n/a	26,000

The Fraser River has three bridge and one aerial tramway crossings. The bridges are at Rosedale en route to Agassiz, at Hope and north of Yale; the tramway provides access from Boston Bar to North Bend. The tramway, the only remaining one in North America, is to be replaced during 1984 with a vehicular bridge, thus opening up travel on the west side of the Fraser River north of North Bend.

The Province[2] is examining the feasibility of extending the freeway system east to Hope which would both increase the highway's capacity and reduce the travel time between Hope and Chilliwack and Vancouver. Access improvements in the Bridal Falls/Popkum area are also being reviewed to improve access to the tourist facilities and the turn-off to Agassiz and to eliminate the at-grade crossing. The most significant new highway development in the Region is the Coquihalla Highway under construction near Hope; this highway will link Hope with Merritt and eventually Kamloops with substantial reductions in travel time and the creation of an alternate route to the Fraser Canyon portion of the Trans-Canada. In time, the Coquihalla will be a high quality freeway system but completion is not expected for several years as funding becomes available. Various other road improvements are continuous including gradual paving to Hemlock Valley and reductions of hazards en route to Chilliwack Lake.

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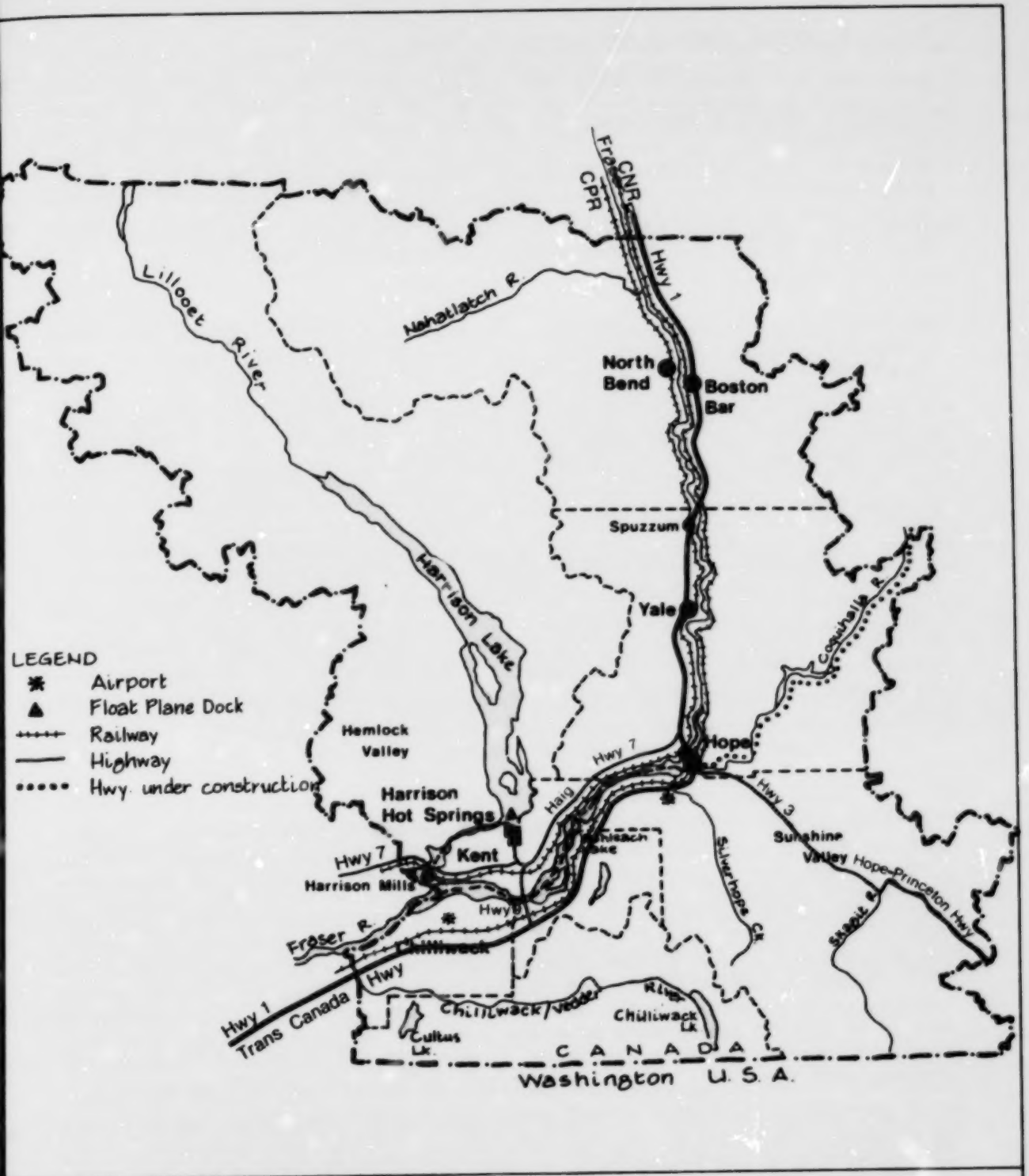
1 - Traffic Count Program, Ministry of Highways and Transportation, January 1984. The Laidlaw data is based on a permanent counter, while the other areas are 5-day sample counts factored to represent the summer. All counts include both directions; no split is available.

2 - Greg Singer, Ministry of Highways and Transportation, September 1983.



REGIONAL DISTRICT OF FRASER-CHEAM TRANSPORTATION SYSTEM

Fig. 6

5.1.1 Trucking, Cartage and Moving Facilities

Chilliwack has twelve trucking and haulage firms, the largest being Kish Trucking Ltd. and Ballam Sand and Gravel. Rates vary with type and size of shipment. Hope has five trucking firms, and Agassiz, Yale and North Bend, one each. Besides general freight, Chilliwack has seven cartage and moving firms, several of them affiliated with major moving lines such as Allied, Atlas, United and North American. Hope also has its own moving service. In addition to these moving outlets, there are many independent log hauling contractors serving the forest industry.

5.1.2 Bus Service

Greyhound lines operates scheduled passenger and parcel services daily from Vancouver through Chilliwack, Hope and up the Fraser Canyon, along the Trans-Canada route. Bus depots are found in both Chilliwack and Hope. Pacific Coach Lines Ltd. operates a more local passenger and parcel service with limited (6 days a week) service out of Harrison Hot Springs and Agassiz to either Chilliwack or on the north shore to Abbotsford. Extensive daily service out of Chilliwack to Vancouver is available, including commuter express buses. There are also two charter bus operations in Chilliwack and three in Hope. In addition, Chilliwack has its own transit system.

5.1.3 Other Road Transport Facilities and Services

In Chilliwack there are at least four automobile rental locations, one being a national chain, while Hope has one rental outlet. All the major communities have taxi service: Chilliwack (two firms), Agassiz (one outlet), Hope (two outlets) and Boston Bar (one outlet). Towing services are also similarly distributed: Chilliwack (10), Hope (10), Yale (1), Boston Bar (2) and Cultus Lake (1).

5.2 RAIL SYSTEM

The mainline freight rail lines from eastern Canada to Vancouver for Canadian National Railway and Canadian Pacific Railway pass through the Region. For the CNR, Boston Bar is a divisional point with extensive sidings; at Hope team trackage is available to serve businesses. The CNR track then follows the highway south of the Fraser River to Chilliwack where there is an interchange with B.C. Hydro Railway. CNR operates 10 trains daily each way with a scheduled switcher service five days a week from Chilliwack to Vancouver. The CNR system is single track from Boston Bar to Chilliwack. CNR's double tracking program will commence in 1985-86 with a section south of Boston Bar to Mile 7; in 1986-87 twelve more miles are scheduled to commence, six miles west of Flood heading towards Chilliwack. Work in the Chilliwack area is not planned until the 1990's. No passenger service operates on CNR lines.

CPR also operates through the Fraser Canyon with an intermediate terminal point at North Bend where team trackage is available. CPR's route is along the west and north side of the Fraser River passing through Agassiz and Harrison Mills. Daily each direction there are twelve trains of up to 100 cars. Single trackage is the situation through the Canyon, but from Ruby Creek (east of

Agassiz) to Vancouver, CPR has double trackage. Daily freight service operates from Agassiz to Port Coquitlam, CPR's main freight yards.

B.C. Hydro Railway operates a separate daily freight service from Chilliwack to New Westminster on the south side of the Fraser. All of the three rail lines offer special assistance for industrial firms in need of particular track requirements at site.

VIA Rail operates a passenger rail service on CPR's lines with daily service both ways and stops permitted in the main communities en route (North Bend, Yale, Agassiz).

5.3 AIR SERVICES

The District of Chilliwack operates the 28.3 ha Chilliwack Municipal Airport which has a single 770 m strip with paved surface. Operation is VFR with limited terminal facilities. The City has recently investigated upgrading the airport with strip extension to 1210 m and a new terminal building proposed. The airport is within the municipal boundaries, a very short distance from Highway No.1 and the downtown. There is a tie down area for private aircraft and a runway light all night and beacon. The municipality makes available lease lots for airport related uses. Its primary users are company aircraft, flying school and private planes, although there is one firm offering scheduled service. On September 19, 1983 Chilliwack Aviation Ltd. commenced scheduled non-stop VFR service from Chilliwack to Victoria and to Vancouver. Applications are now before the federal Transport Commission for services to Princeton, Penticton, Kelowna, Pemberton (Whistler), Merritt and Kamloops. Also offered is courier air service and charter and service flights.

Hope has a 1524 m grass surface airstrip just west of the town. This VFR strip operated by Transport Canada is used by glider pilots and private planes, as well as itinerant VFR flyers. There are no plans for any changes.

Harrison Hot Springs has a float on Harrison Lake for float plane use with passenger gangway to the shore. The float is new and used year round, weather permitting, primarily for corporate and tourism purposes.

Agassiz in Kent does not have any fixed wing services but is the base for Highland Helicopters Ltd. which offers charter business and scenic tour flights in the Fraser Valley. Passengers wishing to travel elsewhere in B.C., Canada or internationally must depart from Vancouver International Airport. The new Chilliwack Aviation flights can be used to connect with Vancouver based flights.

5.4 MARINE SERVICES

Riv Tow Straits Ltd. based in Harrison Hot Springs offers marine towing services especially the towing of log booms from Harrison Lake, Harrison River and Fraser River to Vancouver. The firm also offers passenger, delivery and mail service as required to forest camps up Harrison Lake. Scuffler Dredging, a family business employing up to 3 persons also provides dredging for navigation to open channels for scows and booms. Its operating area includes Harrison Lake and River, and the Fraser River.

6.0 SERVICES AND UTILITIES

6.1 SEWER

Chilliwack has one secondary treatment plant with all the original City of Chilliwack fully sewered. Also sewered is the whole of the adjacent built-up areas east and west of the former City and south to Highway No.1 and parts of Sardis and Vedder Crossing. Not covered is Fairfield Island. The design capacity is approximately 32,000 persons; with 7,000 connections including businesses. The current operating level is around 25,000 or just under 80% use. The system has been designed to expand to 48,000 without total redesign. Plans now exist for further extension of the collection system into Sardis and Vedder Crossing.

Kent has a secondary treatment sewage system which covers the town centre (Agassiz). The more rural areas are on septic tanks.

Harrison Hot Springs also has a secondary treatment system with a capacity for 2,600 and current peak use of 1,500 population equivalent. The new 330 lot subdivision will take much of the remaining capacity.

The Regional District also operates several sewer systems in the unincorporated areas. The Cultus Lake Park Sewer System serves the residential community within the park and is almost at capacity. The Silverhope Trunk Sewer and Treatment Plant is a regional facility which serves the Town of Hope (which has its own collector system) and the nearby areas of Kakawa Lake and Silver Creek which each have regional collector systems. The Town does the maintenance for all the systems. The Silverhope system built in 1979 has secondary treatment with initial design capacity for 5,000; current use is estimated at 80%. Expansion is possible.

In addition to these public systems, there are a few private systems, the newest and largest being at Hemlock Valley. Elsewhere in the Region, the rural terrain usually permits the use of septic tank systems.

6.2 WATER

Chilliwack, Hope and Harrison Hot Springs all have community water systems. The municipal supply system for Chilliwack is derived from mountain creeks and groundwater and serves all of the built-up area of Chilliwack including Sardis, Vedder Crossing and Rosedale. Also included is 90% of the rural area east of the former city and some of the rural land to the west, but only north of the freeway. Studies are underway to upgrade sources and supply and also to increase the capacity of the system for continued future expansion. Yarrow has its own community water system regulated by a water works Board. The remaining areas are on wells.

Kent does not have a municipal system as the area has an extensive underground supply of water. Hence all homes and businesses have their own well systems (sand points).

Hope has a municipal water supply provided by three wells with current use at 300,000 gallons per day.

Harrison Hot Springs water source is individual wells with the exception of the new Wosk subdivision (330 lots) where a water system has been introduced to serve this subdivision and a further site for multiple dwellings. By 1984, the Village will have taken over this system of 186,000 gallons and will then also serve the school. However, the water system is not designed for expansion.

The Regional District is also responsible for the Yale water system which serves the settlement and the Yale I Indian Band. The system is now at 60% capacity. In 1983, the Regional District also had consultant studies underway to examine the private water systems around Kakawa Lake and Silver Creek, and was working in the Canyon Alpine Improvement Area, North Bend and Cultus Lake regarding the need for improvements and the opportunities for expansion. Hemlock Valley also has a private water system which may be taken over by the Regional District. In addition, a regional water system has been proposed in the next 5-10 years for the Popkum/Bridal Falls tourist area. There is also a private water system at Cultus Lake. Elsewhere most settlements have their own wells.

6.3 GARBAGE COLLECTION AND DISPOSAL

Chilliwack has its own municipal sanitary landfill site with long term capacity but collection is handled privately by contractors.

Hope has its own municipal garbage collection and landfill site, while Kent has both a restricted use landfill site and an incinerator. Collection in Kent is by private contractor. Nearby Harrison Hot Springs provides municipal collection but transports its refuse to the Kent incinerator. In the Electoral Areas, service levels vary. The Regional District provides refuse disposal sites at North Bend and at Boston bar, and garbage collection through specified areas for Boston Bar, Harrison Mills and Hemlock Valley. Electoral Areas B and C and the Town of Hope use the Town of Hope municipal refuse site. In these and the remaining areas, there are no formal collections but private collection service is available.

6.4 PROTECTION

All of the municipalities have their own fire departments. In the Electoral Areas there are Fire Protection Specified Areas at Boston Bar, Yale, Kakawa Lake, Flood/Laidlaw/Silver Creek, Popkum, Chilliwack River Valley, and Cultus Lake. These fire departments utilize volunteer staff and are paid for by taxes imposed on the respective Fire Protection Specified Areas.

The Royal Canadian Mounted Police (RCMP) provide police directly for the entire Region including the District of Chilliwack.

The Provincial Emergency Program based in Surrey provides service for the region while Chilliwack, Kent/Harrison, Hope and Boston Bar each have Emergency Programs and Search and Rescue Teams.

6.5 TELEPHONE

B.C. Telephone provides telephone service throughout the Region. The majority of the region is on the standard telephone system, there being nine exchanges serving the area. Radio-telephones are also used in the more remote areas and by many logging contractors.

6.6 ELECTRIC POWER

Electricity for the Region is produced by hydro electric generation, supplied via B.C. Hydro's integrated power grid which connects all major generating stations in the grid. The Wahleach Generating Station, located on Highway No.1 near Laidlaw and fed from Wahleach Lake, is part of the grid. There are also twelve sub-stations to serve the Region.

Electricity, including three phase power is available in all the populated areas; three phase power is provided at the customer's expense. However, because of the mountainous terrain, there are areas not served.

Certain areas like Sunshine Valley east of Hope have their own Electrification Specified Area while Hemlock Valley has had electric power brought in to serve the resort.

Electric rates vary according to the type of service: residential, general service (under 35 Kw demand), general service (35 Kw and over), general service - irrigation, and general service - transmission. As of March 31, 1983 the average consumptions for the various class of customers was:

Residential	- 9,605 Kwh/yr
General (under 35 Kw)	- 18,966 Kwh/hr
General (over 35 Kw)	-430,838 Kwh/hr

6.7 FUELS

Natural gas is available throughout most of the District of Chilliwack except areas along the Fraser River and in Rosedale; also served in Fraser-Cheam are Cultus Lake residential area, most of Agassiz, Harrison Hot Springs, Chilliwack River Valley, Hope, Silver Creek and Kakawa Lake. This utility is provided by B.C. Hydro and Power Authority; rates vary with the class of user. Elsewhere, such as Columbia Valley, Harrison Mills and the Fraser Canyon, the main sources of heating fuel are oil and wood. Major fuel and heating oil suppliers are available in Chilliwack (4), Agassiz (1), Hope (2), and Boston Bar (1). Suppliers from Mission and Abbotsford also serve the Region. Bottled and bulk propane is also readily available in Chilliwack (2), Hope and area (2), and Agassiz (1).

7.0 MAJOR COMMUNITY SERVICES

The Fraser-Cheam Regional District has a well developed community infrastructure to serve its residents and to make living in the Region a satisfying and enjoyable experience. There is a fully developed public education and health system and a growing network of community organizations and cultural facilities. Presented below are the major services.

7.1 EDUCATION FACILITIES

Public elementary and secondary education is provided mainly by three school districts: No.33, which serves Chilliwack and Electoral Areas D and E; No.76, which serves Kent, Harrison Hot Springs and Electoral Area F; and No.32, which serves Hope and Electoral Areas A, B and C. School District No. 34 has only one school in Fraser-Cheam and that is in Yarrow. See Table 57. These school districts are administered by elected school boards. Within the Region there are 31 elementary and 8 secondary schools currently operating. There are also at least seven independent academic schools and two Indian Bands are operating their own community schools. Total enrolment in the public system in September, 1983 was 5,903 elementary pupils and 3,890 secondary pupils.

Fraser Valley College is the major post-secondary institution in the Region. The college serves all of Fraser-Cheam Regional District as well as the Abbotsford/Mission areas and was established in 1974. There are two main campuses located in Chilliwack and Abbotsford and three regional offices at Agassiz, Hope and Mission. In September, 1983 there were 2,200 credit students with about 750 estimated to be residents of Fraser-Cheam; there were also a further 1,900 students in Continuing Education, about half of whom came from Fraser-Cheam. Total staff is about 220 full-time and 300 sessional instructors, resident throughout the communities served by the College. In 1983, the College had an annual gross operating budget of $9.5 million with a further capital budget on average of $1.5 million.

TABLE 57 ELEMENTARY AND SECONDARY EDUCATION FACILITIES, FRASER-CHEAM, 1983

School District	Elementary (K-7) No. of Schools	Elementary (K-7) Enrolment	Secondary (8-12) No. of Schools	Secondary (8-12) Enrolme
No. 33 (Chilliwack)	22	4,373	6	3,117
No. 76 (Agassiz-Harrison)	2	367	1	366
No. 32 (Hope)	6	1,163	1	407
No. 34* (Yarrow)	1	-	-	-
Independent Schools:				
. Native Indian Schools	2		-	-
. Other Schools	7		-	-

* - The Abbotsford School District configuration is such that one of their schools serves Yarrow. No schools outside Fraser-Cheam are included in this calculation.

Fraser Valley College is a comprehensive community college with a wide range of programs. Specific full-time vocational programs include agriculture, drafting, dental auxiliaries, homemaker training, and long-term care, applied and decorative arts, human services, business administration and library technician. The College also offers a two-year university transfer program which is accepted into the three B.C. universities (Simon Fraser, U.B.C. and Victoria). The Training Access Program for provincial trades, Continuing Education and Personal Developmental Studies are also important commitments of the College. Special to Fraser Valley College is its Theatre Department which provides theatre training and local drama productions including a summer children's festival. The College is also involved in Native Indian programs with assistance to the Coqualeeza Education Training Centre (Indian cultural education in Sardis), and the College Achievement Program for Native people. Fraser Valley College regularly reviews its role and completed a Strategic Plan in June 1983 to plan for its activities to 1988.

There are no universities within Fraser-Cheam but Simon Fraser University in Burnaby and the University of British Columbia in Vancouver are only one and a half to two hour's drive away.

7.2 HEALTH SERVICES

Chilliwack General Hospital operated under the aegis of the Chilliwack General Hospital Society is a 181-bed acute and 96 extended care hospital located in downtown Chilliwack. The hospital serves all of the Chilliwack, Kent, Harrison Hot Springs and surrounding Electoral Areas with the exception of some North Shore residents who are considerably nearer to Mission. All basic hospital services with the exception of major trauma, massive coronary and neurological are offered. Of the total of 450 plus persons, there is a professional staff of 55 doctors, of whom 20 are specialists, the remainder being general practioners. Major expansion plans are proposed which are hoped to be ongoing until the year 2000. Phase I is a $26 million project to include new twin towers for radiology, emergency, obstetrics, operating rooms, pediatrics, bed replacement and ambulatory care services. This work is to be carried out on land adjacent to the existing hospital. Later phases will also result in an increased capacity to 300 acute beds. Construction is temporarily on hold because of the provincial government restraint program.

Also operated in conjunction with Chilliwack General Hospital is Parkholm Lodge, an intermediate care facility with 92 long-term care beds. This facility provides both resident and adult day care on an intermediate care basis.

The eastern end of the Regional District is served by the Fraser Canyon Hospital based in Hope. This hospital, managed by an Association has a 38-bed acute care unit on its property and provides medical, surgical and obstetrical services north to Boston Bar and east including Manning Park. No major surgery is undertaken here although lots of minor surgery is performed. Of special importance is its work in trauma stabilization, particularly for motor vehicle accidents. Currently on staff are seven active doctors and one provisional doctor plus four consultant pathologists and radiologists, and three medical officers. Dental privileges have also been extended. Fraser Canyon Hospital

also has approval in principle for intermediate (15 beds) and extended care (35 beds) services to be built on the hospital grounds. These are budgeted for $2 million and would be operated by an intermediate care housing society. Should final approvals be granted the new facilities would be in operation by 1986. Over the next five years, there will also be a need for upgrading of the existing hospital to improve certain sections such as radiology and the acute bed portion; however, no increase in capacity is anticipated. Both hospitals obtain their funding through the Fraser-Cheam Regional Hospital District.

Also serving the Region is the Upper Fraser Valley Health Unit with offices in Chilliwack, Agassiz and Hope as well as Abbotsford, outside Fraser-Cheam. This Board of Health provides public health, nursing, physiotherapy and speech assistance, public health inspection, home nursing care and long-term care. The total staff in 1983 in Fraser-Cheam was 48, most of them health professionals. In 1984, the Chilliwack office will move into the new Human and Health Resource Centre.

In addition to the above-mentioned Parkholm Lodge care facility, there were a further ten adult care facilities[1] in the Region licenced by the province. These had a capacity of 283 persons. There are also senior citizens' homes in each of Chilliwack, Agassiz and Hope. Fraser-Cheam also has many dentists and support services such as a dental laboratory and dental mechanics. Other health professionals and services include chiropractors, dieticians, alcohol and drug counselling, first aid training, medical laboratories, optometrists, physiotherapists, podiatrists and physicians.

7.3 CULTURAL FACILITIES

The Fraser Valley Regional Library provides library service throughout Fraser-Cheam, as well as Abbotsford. Public libraries are available in Chilliwack, Yarrow, Agassiz, Hope, Boston Bar and Yale. In addition, bookmobile service is also provided.

The arts, both visual and performing are a growing and important segment of local life. Chilliwack is the centre with four sources of local theatre:

- Fraser Valley College Theatre Dept. (2-3 major productions in a 100-seat studio), theatre and Chilliwack Summer Theatre Festival including Children's Theatre.
- Two dinner theatres: The Galley and Gallery and the Theatre-on-the-Lake (in Cultus Lake).
- Cabaret Theatre - The Blue Unicorn.

The visual arts segment supports four art galleries and two major craft festivals. Much of the arts activity is co-ordinated by the Chilliwack Community Arts Council which has 29 affiliate organizations and an Arts Activity Centre. The key goal of the Arts Council is to have a major cultural centre with 450 seats in a sloping auditorium built in a central location in Chilliwack. Other facilities would include exhibition space, music rooms,

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1 - Ministry of Health, Adult Care Facilities, computer printout, September 28, 1982.

rehearsal facilities, workshops and art studios. To this end, the District of Chilliwack has provided land, building plans have been prepared, and fund raising is well underway. The long-term goal is that the centre would operate as a Provincial Centre for the Arts in the Upper Valley; in the short term, the goal is construction by 1985.

On a wider scale there is a Fraser Regional Arts Council which covers from White Rock to Hope. Main Fraser-Cheam members are the Chilliwack Community Arts Council, the Kent-Harrison Arts Council and the Hope Community Arts Council. In addition to supporting and encouraging local cultural affairs, the arts councils are active in booking a wide range of travelling shows and groups for local exposure.

7.4 COMMUNITY ORGANIZATIONS

The three main population centres, Chilliwack, Kent and Hope have well developed systems of community clubs and services. All major service clubs such as Rotary, Kiwanis and Lions are represented as are a wide range of hobbies, political, seniors, professional, youth, volunteer and sport clubs and associations.

8.0 REGIONAL, PROVINCIAL AND FEDERAL SERVICES

8.1 REGIONAL SERVICES

The Regional District of Fraser-Cheam primarily exists to serve the needs of the unincorporated areas, although it is also responsible for the overall well-being of the Region. In 1983, the budget was nearly $4.5 million for regional district services with a further $17.5 million for regional hospital service. See Table 58.

Expenditures for specified areas are based upon the agreement of specified area residents who are, in turn, assessed directly for these services. Other services are more general. Hence tax rates, especially in Electoral Areas will vary according to the assessment base and the level of services provided.

8.2 FEDERAL SERVICES

Federal government services are divided into two categories: those that are directed towards residents of the Region, and those which simply are located in the Region. Among the services which could serve residents are the Canada Post post offices (10 in the Region), the National Parole Service and Customs in Chilliwack, the Employment Centres in Hope and Chilliwack, the Farm Labour Pool, Health and Welfare Canada, and Veterans Affairs, all in Chilliwack, Fisheries & Oceans' Fisheries Service in Chilliwack and Kent, and Environment Canada's Atmospheric Environment Service (weather) in Hope. There is also a federal health station in Agassiz. Other federal institutions and services in the Region are the Agriculture Canada Research Station, the three Correctional Service Canada prisons, the Canadian Forces Base, Fisheries & Oceans' two hatcheries and Public Works Canada. For federal services not directly available in Fraser-Cheam, nearest services are in Clearbrook, Abbotsford or Surrey, or via toll-free telephone.

8.3 PROVINCIAL SERVICES

A much more extensive system of provincial services is directly available within the Region. Ambulance Services are stationed in Agassiz, Boston Bar, Hope and Chilliwack. Similarly, each of the three main communities: Chilliwack, Hope and Kent (Agassiz) have offices of Corrections-Probation, Fish & Wildlife, Upper Fraser Valley Health Unit, Highways and Motor Licence Office. Chilliwack and Hope also each have offices for the Provincial Courts, Elections, Forest Service, Human Resources and Sheriff's Office. As the regional centre Chilliwack also has the district office of Agriculture & Food, Apprenticeship and Employment Training Programs, Consumer Taxation Branch, Crown Counsel, Electrical Safety Branch, Employment Standards Branch, Lands, Parks & Housing, Mental Health Centre - Upper Fraser Valley, Occupational Environment Branch, Registrar of Voters, the Assessment Authority of B.C. and a Government Agent. In contrast, the offices for the Registrar of Births, Deaths and Marriages is in Hope, while three Weight Scales are nearby. Other provincial organizations are the Corrections Branch camps and community corrections centre and various provincial parks.

TABLE 58 REGIONAL DISTRICT OF FRASER-CHEAM BUDGET 1983 - SUMMARY OF EXPENDITURES

General to Whole Regional District:[1]	
. administration, general government, regional planning, electoral area zoning, grants, feasibility surveys and studies, economic development commission, recreational grants.	$1,368,600
Services for particular municipalities and Electoral Areas:	
. fiscal services, mosquito control, recreation	1,008,153
Services for Specified Areas:	
. Boston Bar (fire, T.V., T.V. satellite, street lighting, garbage collection and disposal)	90,220
. Electoral Areas B and C and Hope (part) (refuse disposal, sewage treatment and trunk, collectors sewers, fire, street lights, electrification)	626,215
. Yale (waterworks, fire, street lighting)	104,477
. Electoral Area D (fire protection and capital)	38,301
. Electoral Area E (fire, lighting and sewer)	164,026
. Electoral Area F (garbage)	10,035
Capital Works Projects:	
. Yale water system, Silverhope Sewer and Administration Centre	203,335
Budgeted Surpluses	43,225
Total Regional District Budget Expenditures	$4,456,587
Chilliwack General Hospital Society including surplus	15,317,070
Fraser Canyon Hospital Association including surplus	2,197,505
Total Regional Hospital District Budget Expenditures	$17,514,575

Source: Regional District of Fraser-Cheam Budget 1983, Chilliwack General Hospital Annual Report 1982-83, Fraser Canyon Hospital Association Annual Report 1982-83.

1 - Note: 1983 also included regional planning.

9.0 ECONOMIC OPPORTUNITIES

While the Regional District of Fraser-Cheam has grown and is diversifying, there clearly remain many opportunities for investment or the creation of jobs. Presented below by sector are some of the opportunities which have been identified locally but require further investigation:

Agriculture

- propagation and growing of raspberries and strawberries
- cut flowers; bulbs and ornamental shrubs
- fish feed milling
- fish farms - trout
- high bush cranberries
- blackcurrants, red currants, boysenberries, gooseberries, Tayberries
- leeks, onions
- asparagus
- heat-loving plants under tunnels (peppers, eggplants)
- everbearing strawberries
- squash, pumpkins, zuchini
- fruits for roadside use (plums, special peaches)
- beef cattle breeding
- gamebird farming (guinea fowl, pheasants for export)
- grain corn
- grass seed production
- limited turf farm to serve local area
- a demonstration farm or cluster of farms for display of commercial methods
- specialty cheese manufacturing (i.e. Gouda, goat, etc.)
- nut processing (esp. for hazelnuts - to develop brands, further process the nuts for markets such as bakeries)
- further processing of flavours and substances of fruits and vegetables (i.e. fruit vinegars, celery juice, liquers)
- processed snacks, possibly vegetable based.
- specialty mushrooms (dried or processed but aimed at replacing imports)
- honey products
- hay production and processing
- specialty horse breeding
- new farms
- cottage industries (fruit wines, specialty jams and jellies)
- dairy farming; dairy processing
- beef and swine production and processing
- processed foods operations including biscuits
- confections, flour and bakery products, natural foods and processed meats
- ducks, geese, pigeons, squab, etc. and processing
- rabbits, goats, sheep and processing
- poultry
- waste utilization and further processing
- maple syrup and other maple food products
- cottage wine industry

Forestry

- birch plywood production
- birch sawn timber
- specialty timber pieces for craft use
- small pulp mill (European enclosed system for specialty pulp)
- firewood yard for retail or wholesale
- "presto" logs from wood waste
- small woodlot management for alder, especially for firewood, furniture
- maple wood products
- continued forest production, excellent forest lands
- more local processing of timber
- bark processing
- tree farm nurseries - Cottonwood, other speciality
- particleboard and waferboard production
- dimension lumber for markets in Western Europe, Japan and the Middle East
- remanufactured wood products and joinery components such as window and door stock, ladder stock and cedar panelling
- furniture components using under-developed local hardwoods

Mining

- gem stone jewelry and crafts
- exploration
- specialty concrete products
- aggregate extraction

Fishing

- further enhancement projects
- fish farming and processing

Tourism

- a major hotel with meeting facilities in Chilliwack
- a hotel in Harrison Hot Springs, preferably with convention facilities
- four-season resorts and recreational developments in mountainous areas
- tourism attractions in Popkum area and Hope area (Othello Tunnels)
- continued upgrading of accommodation with meeting rooms in Hope
- wildlife viewing "safaries"
- leisure activities for retiree market
- a food and agricultural demonstration centre
- a sternwheeler tourist attraction in Yale
- heritage development in Yale
- Port Douglas (Harrison-Lillooet Trail) theme development
- interpretation of ethnic settlement
- package tours
- winter recreation including hut-to-hut ski touring (Mt. Thurston, Mt. Mercer, Cheam Peak area), and Chilliwack Lake area
- Manning Park ski area - private operation of Gibson Pass
- an outdoor recreation centre - camping, riding in Cultus Lake/Chilliwack River Valley
- recreational cabin developments
- regional cultural centre based in Chilliwack
- other recreational facilities such as marinas

Manufacturing

- see agriculture and forestry
- medical electronics
- energy conservation products
- specialty for export
- electronic control equipment
- wood harvesting and processing equipment.
- "outdoor life style" sportswear
- sports and recreational equipment
- telecommunications equipment including fibre-optic technology
- solar energy equipment
- disposable health care products
- outdoor furniture, utilizing local wood species
- ceramics, especially high quality tableware
- private aircraft manufacturing
- aircraft instrument, radio and heater overhaul
- aircraft propeller overhaul
- helicopter repair and servicing

Other

- handicraft industries using local agricultural, forest and mineral products (i.e. quartz)
- new Agricultural Park on Lickman Road with horse racing, livestock shows and an agricultural museum - Chilliwack
- club exercise and health spa - Kent
- retiree housing

10.0 BUSINESS ASSISTANCE PROGRAMS

The provincial and federal governments, from time to time, have a variety of business assistance programs which can be used by entrepreneurs seeking to locate or expand within the Regional District of Fraser-Cheam. Typically, these programs include assistance for exporting, technical advice, management, loans, financing and research. Some of the programs are directed towards specific sectors such as agriculture, tourism or manufacturing or particular geographic areas. In addition, certain programs may be piggy-backed. Major changes in programs, especially at the federal level were undertaken in 1983 and the Regional District of Fraser-Cheam qualifies under Tier Level II of the Industrial and Regional Development Program. For current information on these programs and help in the processing of applications contact:

The Economic Development Officer
Economic Development Commission
Regional District of Fraser-Cheam
8430 Cessna Drive
Chilliwack, B.C. V2P 7K4

Telephone (604) 792-0061

District of Chilliwack
Community Profile

CHILLIWACK COMMUNITY PROFILE

1.0 INTRODUCTION

1.1 LOCATION AND SIZE

The District of Chilliwack with an estimated 1982 population of 41,040, is situated in the southwest portion of the Regional District of Fraser-Cheam. See Figures 7, 8a and 8b. By Highway the District is 100 km east of Vancouver and 53 km west of Hope. The major built-up portion of the District is between the Fraser River and Highway No. 1.

1.2 MAJOR ACTIVITIES

The District of Chilliwack has a diversified and relatively stable economic base. Chilliwack contains some of the most productive farmland in British Columbia; hence agriculture is a major economic activity. Manufacturing, especially value added processing for farm produce, is also important and makes Chilliwack the main manufacturing centre in Fraser-Cheam. Chilliwack is also the retail heart of the region with the widest array of goods available. A fourth critical economic activity is the Canadian Forces Base which "employs" in excess of 2,000 persons.

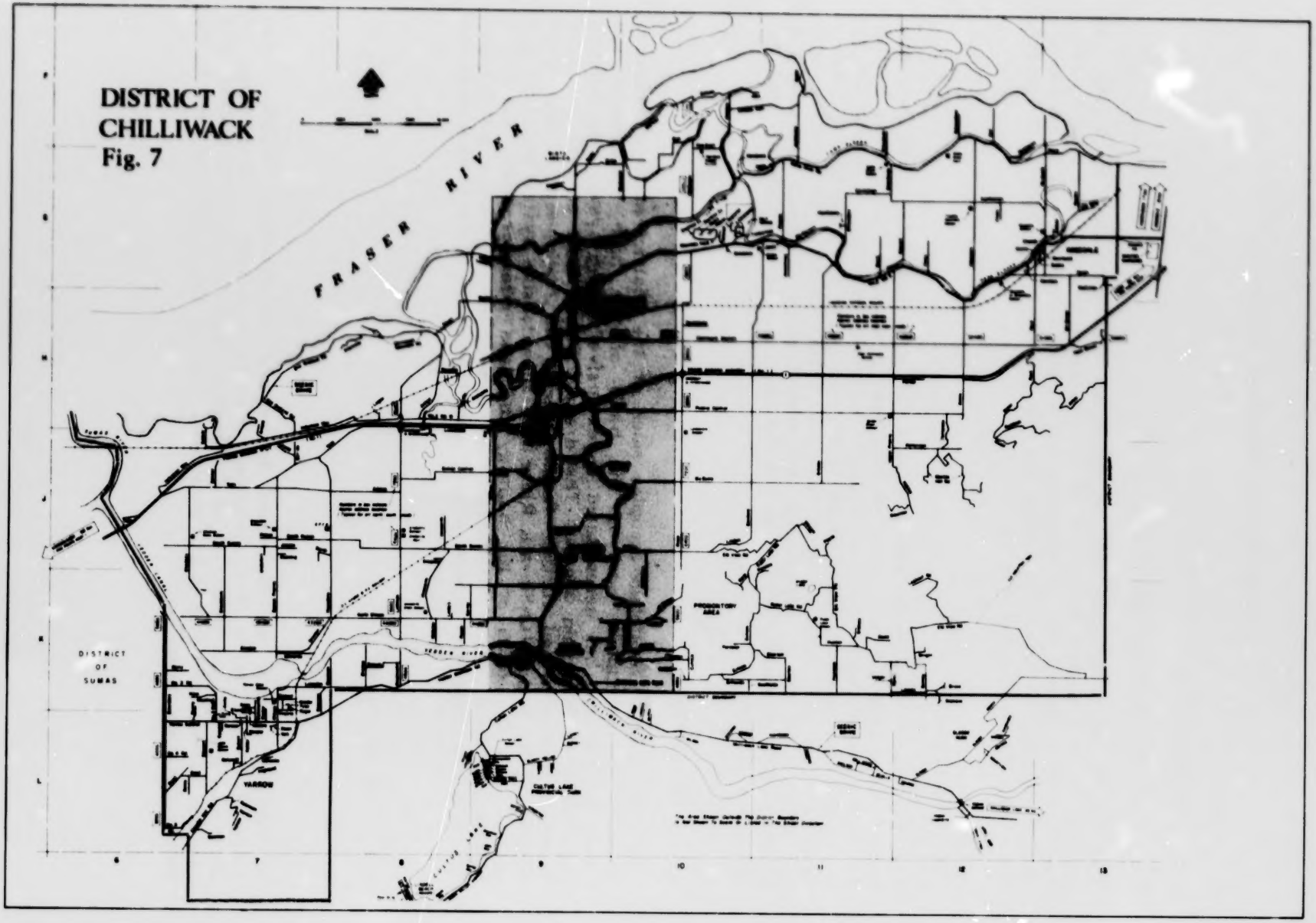
1.3 GEOGRAPHY

The Fraser River floodplain occupies much of the District north of Highway No.1. The floodplain area is the basis of the high agricultural soil capability but also has necessitated an extensive dyking system and building regulations in floodplain areas. The drained Sumas Lake area on the west boundary has provided further fertile areas, the realignment of the lower portion of the Vedder/Chilliwack River and an extensive system of dykes and canals. To the south of the highway the land rises gradually towards a forested uplands area. The established communities of Sardis and Vedder Crossing are major new growth areas, while lower density residential uses are planned for some of the uplands.

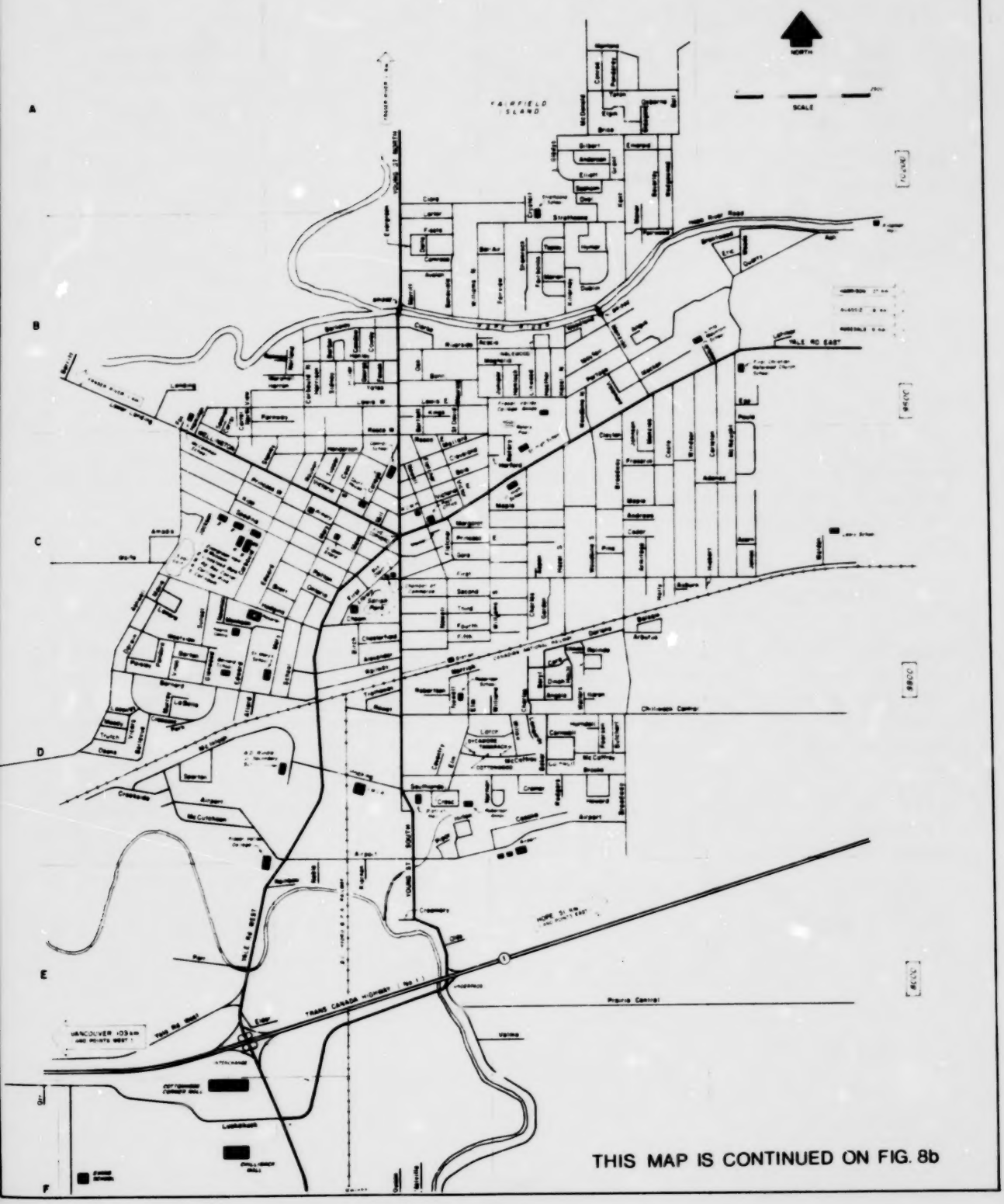
2.0 POPULATION

2.1 GROWTH RATE

In 1983, Chilliwack was estimated to have a population of 41,242. See Table 59. From 1961 to 1981, Chilliwack grew by more than 14,000 persons, for an annual averge rate of growth of 2.6%. Most recently from 1976 to 1981, this rate has slowed somewhat to 2% per annum. Most of the growth has been in the former Township area.


DISTRICT OF
CHILLIWACK
Fig. 7
FRASER RIVER
DISTRICT
OF
SUMAS

CHILLIWACK CORE
Fig. 8a



THIS MAP IS CONTINUED ON FIG. 8b

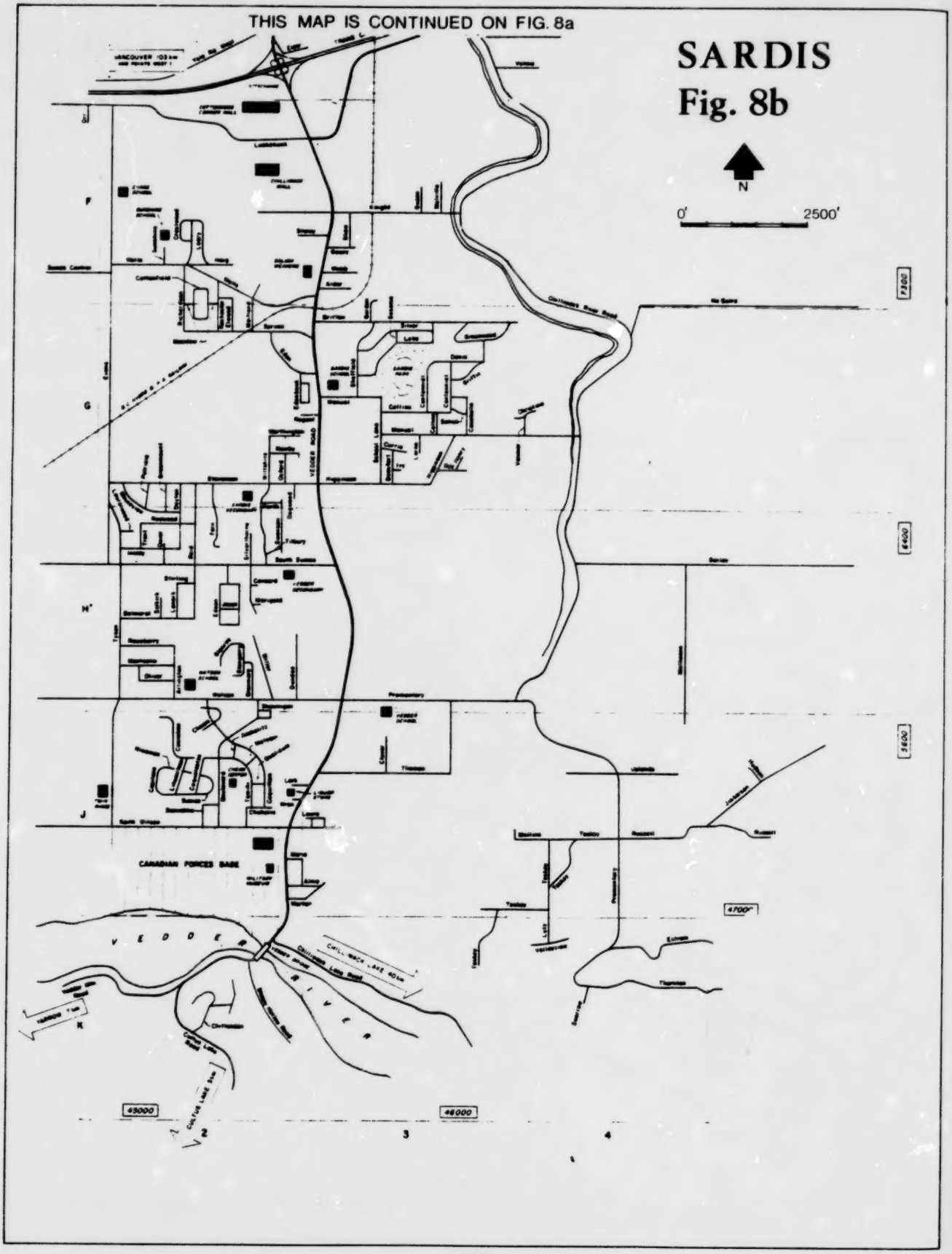

THIS MAP IS CONTINUED ON FIG. 8a
SARDIS
Fig. 8b
N
0'
2500'
CANADIAN FORCES BASE
V E D D E R
R I V E R
45000
46000
4700'
5100'
5000'
4900'

TABLE 59 POPULATION GROWTH - CHILLIWACK 1961-1983

	1961	1966	1971	1976	1981	1983 est.
Population	26,555	28,751	32,874	36,939	40,642	41,242
% of R.D.Fraser-Cheam	69.9	70.8	71.3	71.8	71.4	70.9
Absolute Change 5 yrs.		2,196	4,123	4,065	3,703	
% Change 5 yrs		8.3	14.3	12.4	10.0	

Source: Statistics Canada, 1961, 1966, 1971, 1976, and 1981 Censuses of Canada. Central Statistics Bureau for 1983 estimate.

Note: For 1961 to 1976 population figures for former City of Chilliwack and Township of Chilliwhack combined.

2.2 DISTRIBUTION

As a district municipality, Chilliwack has concentrations of populations at urban densities in the former City area, north of Highway No. 1 and in Sardis and Vedder Crossing, south of the Highway. Outside of these built-up areas, population densities are much lower as much of the surrounding land is used for agriculture. To the east of the former City is the settlement area of Rosedale and in the southwest of the District is Yarrow, a community which functions much like a rural village.

2.3 AGE COMPOSITION

The age composition of the District of Chilliwack is considerably different from the old City itself. The City had become a retirement centre so that by 1976, 21.7% of the population was aged 65 years or more. Most of the new family development had been occurring in the Township. With the amalgamation, the 1981 data indicates that only 13.2% of the whole District population is aged 65 years or older. See Table 60. This proportion, though, is up considerably from the 1971 combined area figure of 8% for 65 years +. Conversely, in 1981, there is a lower percentage of children than in 1971, 22.0% aged less than 15 years, compared to 31.1% of the whole population in 1971. The population of Chilliwack is aging as has been the recent trend throughout much of the province.

TABLE 60 CHILLIWACK AGE COMPOSITION, 1971-1981

Age Group	1971				1981				1971-1981
	Male	Female	Total	%	Male	Female	Total	%	Total % Change
0 - 4	950	930	1,880	7.9	1,510	1,430	2,940	7.2	56.4
5 - 9	1,310	1,310	2,620	11.0	1,485	1,320	2,805	6.9	7.1
10 - 14	1,475	1,420	2,890	12.2	1,585	1,605	3,190	7.9	10.4
15 - 19	1,510	1,305	2,815	11.9	1,995	1,905	3,900	9.6	38.5
20 - 24	1,015	715	1,725	7.3	1,800	1,605	3,405	8.4	97.4
25 - 34	1,335	1,290	2,630	11.1	2,995	3,000	5,995	14.8	127.9
35 - 44	1,415	1,385	2,800	11.8	2,170	2,265	4,435	10.9	58.4
45 - 54	1,315	1,315	2,625	11.1	2,065	2,160	4,225	10.4	61.0
55 - 64	940	900	1,835	7.7	1,985	2,345	4,330	10.7	136.0
65 - 69	365	315	675	2.8	875	1,005	1,880	4.6	178.5
70 +	585	655	1,240	5.2	1,530	1,955	3,485	8.6	181.0
Total	12,210	11,530	23,740	100.0	20,000	20,645	40,645	100.0	-

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
Note: Totals do not add because of random rounding.

2.4 HOUSEHOLDS AND FAMILIES

Household size has declined from 3.3 persons in 1971 to 2.7 persons on average in 1981. See Table 61. There has been a major decline in households with six or more persons and a large increase in single person households. Family households which by definition include 2 or more persons have also decreased in size from 3.6 to 3.1 persons in 1981. Locally, the larger household and family size were located in the former Township area.

TABLE 61 PRIVATE HOUSEHOLDS IN CHILLIWACK, 1971-1981

No. of Persons per Hhld.	1971		1981	
	No.	%	No.	%
ble 62. From 1981 to 1993, this would represent an average growth rate per				
1	1,300	13.8	2,865	19.9
2	2,735	29.1	4,895	34.1
3	1,495	15.9	2,380	16.6
4-5	2,660	28.3	3,635	25.3
6-9	1,160	12.3	575	4.0
10 or more	60	.6	20	.1
Total	9,405	100.0	14,375	100.0
Average Household Size	3.3		2.7	
No. of Families in Private Households	8,010		11,098	
Average Family Size	3.6		3.1	

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
Note: Totals do not add because of random rounding.

2.5 PROJECTIONS

The District of Chilliwack is projected to grow to nearly 48,500 by 1993. See Table 62. From 1981 to 1993, this would represent an average growth rate per annum of 1.8% with the slowest growth period to 1985, followed by a gradual increase in pace. Also projected to decline is average household size to approximately 2.5 by 1993, with the proportion of non-family households to increase from 22.8% in 1981 to 26.4% in 1993.

TABLE 62 POPULATION PROJECTIONS 1981-1993
DISTRICT OF CHILLIWACK

Year	Population	Average Growth Rate per Annum
1981	40,642	
1982	40,885	
1983	41,130	0.6%
1984	41,377	
1985	41,896	
1986	42,418	1.2%
1987	43,215	
1988	44,016	1.9%
1989	44,889	
1990	45,767	
1991	46,651	2.0%
1992	47,540	
1993	48,434	

Source: Table 21, Appendix 1, Official Community Plan Review, Planning Department, District of Chilliwack.

3.0 LABOUR FORCE, INCOME AND ECONOMIC ACTIVITY

3.1 LABOUR FORCE BY INDUSTRY SECTOR

In 1981, there were approximately 18,600 persons in the local labour force, an increase of 43% since 1971. See Table 63. Although agriculture is an important part of Chilliwack's economic base, the majority of the labour force (68.7%) is employed in the tertiary sector, with the service industries (trade and community, business and personal services) being the largest groups.

TABLE 63 LABOUR FORCE BY INDUSTRY DIVISION CHILLIWACK, 1971 and 1981

Industry Division	1971			1981	
	No.		%	No.	%
Primary:					
Agriculture	1,225		9.4	1,405	7.5
Forestry	400	1,710	3.1	500	2.7
Fishing & Trapping	25		.2	35	0.2
Mining	60		.5	90	0.5
Secondary:					
Manufacturing	1,475		11.4	2,140	11.5
Construction	970		7.4	1,680	9.0
Tertiary:					
Trans.,Comm. & Utilities	565		4.3	885	4.7
Trade	2,025		15.6	3,170	17.0
Finance/Insurance/Real Estate	390		3.0	795	4.3
Comm.Business/Pers.Services	2,650		20.4	4,840	26.0
Public Admin. & Defence	2,300		17.7	2,970	15.9
Industry Unspecified/Undefined	910		7.0	135	.7
Total all Industries	13,005		100.0	18,625	100.0

Source: Statistics Canada, 1971 Census Microfiche, 1981 Census. Random rounding.

3.2 PARTICIPATION AND UNEMPLOYMENT RATES

The participation rate for men in 1981 was just under 74%, while the female rate was considerably lower at 46%. See Table 64. Because Chilliwack accounts for such a large proportion (72%) of the regional labour force, the rates are similar to those of the whole of Fraser-Cheam. The employment rate in 1981 for men was 5.3% compared to 8.9% for women. No more recent data for Chilliwack alone is available.

TABLE 64 LABOUR FORCE PARTICIPATION AND UNEMPLOYMENT RATES CHILLIWACK, 1981

	Labour Force Size	Participation Rate (%)	Unemployment No. Persons	Unemployment Rate %
Males	11,235	73.6	595	5.3
Females	7,390	46.1	655	8.9

Source: 1981 Census of Canada, Statistics Canada.

3.3 INCOME

Based on tax returns the average tax return was $14,219 income for Chilliwack residents in 1981. See Table 65. Overall community income has grown at no less than 10% per annum since 1974, while individual income has varied with the rate of inflation and the proportion of low income (retirees and new work entrants) returns filed.

TABLE 65 TAXATION RETURNS, CHILLIWACK RESIDENTS 1974-1981

Year	No. of Returns*	Total Income ($000's)	% Increase	Average Income	% Increase
1974	17,879	145,742		$ 8,152	
1975	19,270	175,879	20.7	9,127	12.0
1976	20,050	205,183	16.7	10,234	12.1
1977	20,898	225,966	10.1	10,813	5.7
1978	25,827	253,497	12.2	10,639	- 1.6
1979	24,635	285,337	12.6	11,583	8.9
1980	26,236	341,055	19.5	13,000	12.1
1981	28,335	402,696	18.1	14,219	9.4

* - Combination of Chilliwhack Township and Chilliwack City.

Source: Central Statistics Bureau, Ministry of Industry and Small Business Development from Revenue Canada Income Tax Returns.

Census family income data reveals an average family income of $25,393 in 1980, with over 43% of all families earning in excess of $25,000 yearly. See Table 66.

TABLE 66 CENSUS FAMILY INCOME, CHILLIWACK RESIDENTS, 1980

Income Groups	No. of Families	%
< $5,000	460	4.1
$ 5,000 - 9,999	1,350	12.0
$10,000 - 14,999	1,385	12.4
$15,000 - 19,999	1,590	14.2
$20,000 - 24,999	1,590	14.2
$25,000 - 29,999	1,485	13.2
$30,000 - 39,999	1,790	16.0
$40,000 and over	1,555	13.9
Total	11,210	100.0
Average Family Income	$25,393	
Median Family Income	$22,733	

Source: 1981 Census of Canada, Statistics Canada.

3.4 ECONOMIC ACTIVITY

Agriculture has been the dominant economic activity historically and, today, in terms of land requirements. Dairying is the most important component, although extensive acreage is given over to corn for silage and for vegetable processing. The rise in the hay industry has been a more recent feature. Although there are urban pressures for expansion, this premium land base is protected by both the A.L.R. system and Official Community Plan policies. Agriculture, the foundation of "country living" will continue to be encouraged and flourish.

Contrary to the thinking[1] of only a few years back, forward linkages from agriculture have continued. The food processing industry, especially for frozen foods based on local berry production has grown remarkably with the advent of East Chilliwack Agricultural Co-op in this field. Combined with Berryland and Fraservale, this sector employs from 315 to 815 persons at peak season. Other agriculture related manufacturing businesses have also sprung up, namely Ty-crop and Agri-Fab which manufacture farm equipment. On the export side are firms such as IMW (Ironsides) Ltd. and Westform Metal Products Ltd. in metal fabrication. Two of the larger specialty wood-using industries are Spindaleer Ltd. and Guenther Doors Ltd. Of special note is that Chilliwack is generally not tied economically to Vancouver, so businesses which tend to locate in Chilliwack do so to take advantage of raw materials (i.e. agricultural produce, wood) or because they are foot-loose and the quality of life for owner and staff combined with lower local costs makes the area attractive.

Forestry is still practiced in areas around Chilliwack, although within the District most activities are confined to reforestation or log handling. The Cattermole Log Sort is a massive operation between the freeway and the Fraser River. A new firm, with a supportive relationship to forestry is Xusa Forest Products Inc. which chips poor quality trees for export to Japan for pulp use.

Tourism plays a modest but growing role. In 1983 there were twelve tourist facilities consisting of one hotel, eight motels, one trailer park, one campground and one motel/trailer park with a total capacity of 420 units/spaces. See Table 67. There is a growing cluster of tourist attractions just east of Chilliwack along the Trans-Canada which attract day users; the District, itself, though is in need of a good quality larger hotel for tourist, business and convention traffic.

The Canadian Forces Base in the Vedder Crossing area of Chilliwack has a payroll of $48 million which makes it one of the major contributors to the local economy. The Base undergoes regular upgrading and is a stabilizing influence in the area. Other service sectors are also significant such as retail and the hospital, school, municipal administrations. Fortunately, Chilliwack is not totally dependent on any one sector, a feature which has been much appreciated in the recent recession.

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1 - Economic Development in the District of Chilliwack: Recent Trends and Future Prospects, a report submitted to the Chilliwack Industrial and Economic Development Committee, Alan Archibald, August 1979.

TABLE 67 TOURIST ACCOMMODATION, CHILLIWACK 1983

Facility	Rooms	Camp-sites	Trailer Spaces	Total	Amenities
1. Sleep Ezee Motel	7			7	+hskpg. cablevision, play area
2. Rainbow Motel	14			14	kitchenettes, cablevision, coffee, adj.restaurant
3. Country Inns Motor Hotel	33			33	cable, phone, dining lounge, coffee shop, indr.htd. pool
4. The Chilliwack Motor Inn	24			24	colour TV, htd.pool(seasonal) playground, laundromat, hskpg. phones, truck parking, nearby restaurants
5. Parkwood Motor Hotel	29			29	+hskpg., colour TV, phones, seasonal pool, nrby.restaurant
6. Friendship Inn Navaho "C"	29			29	cable, radio, phones, laundromat, indr.pool + sauna off location, licenced dining, games + pool rm, meeting rm, trampoline, playground, pkgs. & discounts
7. Empress Hotel	50			50	cable, phones, radio, large dining + banquet rms, service club rms, coffee shop
8. Orchard Trailer Park		2	18	20	landscpd, complete hookups, showers, stores, garage, laundromat, restaurant adj.
9. Malibu Motel	15			15	+hskpg., cable,phones,coffee
10.Green Gables Motel & Trailer Park	13		11	24	+hskpg., cable,compl.hookups
11.Sportsman Motor Hotel	25			25	suites, cable, phones, htd. indr.pool, sauna, playground, trampoline,laundromat, brkfst. adj.golf course & restaurant
12.Vedder River Campsite		150		150	washrooms, sani-stn, full hook-ups, trout fishing
Total	239	152	29	420	

12 facilities, consisting of:
1 hotel, 8 motels, 1 trailer park, 1 motel/trailer park and 1 campground.

Source: Tourism British Columbia, Accommodation Guide 1983, p.36 & 37.

4.0 LAND USE

4.1 RESIDENTIAL

In 1981, the overall housing stock in Chilliwack amounted to 14,375 dwelling units. See Table 68. The largest single category was single detached units (74%), although there is a good stock of apartments suitable for the young, the elderly and new residents. Nearly 70% of all dwelling units were owned.

TABLE 68 HOUSING STOCK* AND TENURE, CHILLIWACK 1981

	Single Detached	Single Attached	Apt. (5 storeys +)	Apt. (<5 storeys)	Duplex	Other	Total
No.	10,640	1,215	145	1,730	195	450	14,375
%	74.0	8.5	1.0	12.0	1.4	3.1	100.0

	No.	%
Owned	9,965	69.3
Rented	4,405	30.7
Total	14,375	100.0

* - Occupied private dwellings.

Source: 1981 Census of Canada, Statistics Canada; random rounding.

The construction of new housing has been a variable process reflecting closely the state of the economy, the age of residents and financial incentives. See Table 69. The year 1976 was a record year for Chilliwack with building permits issued for over 1,100 units, nearly half of which were for apartments. The years 1977 to 1981 reflect more closely the typical number of residential building permits issued required to meet normal population growth. For these years the average was 397 units annually. In 1982, permits issued dropped significantly reflecting the uncertainty in the economy and likely creating a pent-up demand. With improvements to the economy, this figure will likely increase to between 300 and 400 units annually.

TABLE 69 BUILDING PERMITS ISSUED, CHILLIWACK 1976-1982

	No. of Dwelling Units					
	Singles & Cottages	Double	Row	Apartments	Conversions	Total
1976	512	67	–	551	1	1,131
1977	387	13	–	1	–	394
1978	274	2	–	–	1	277
1979	217	2	–	67	1	287
1980	413	4	–	24	–	441
1981	305	–	77	180	22	584
1982	174	–	–	–	–	174

Source: Building Permits, Statistics Canada for 1976-1982.

In 1982-83, residential lot availability[1] has been in relative balance with demand. In the Chilliwack core in 1982 there were 114 fully serviced lots and 64 lots with only water. To the south in Sardis-Vedder, there are a number of infilling areas with a total of 303 lots, of which 188 had full services. The outlying areas did not have any identified serviced lots but had 116 unserviced lots. Short-term availability is a total of 597 lots consisting of 302 fully serviced, 179 partially serviced and 116 unserviced lots.

Additional immediate capacity from 1983-1989 consists of further high and medium density areas in the core for 795 lots/units, infilling areas in the core and Sardis-Vedder amounting to 1,493 fully serviced lots and 519 partially serviced (water only) lots in the core, Sardis-Vedder, Yarrow and Rosedale. A further 30 mobile home lots were indicated for Indian Reserve No. 13. In addition to this inventory, there were 125 unserviced existing lots situated in Greendale and the upland areas of Chilliwack Mountain, Majuba Hill and Ryder Lake, Hinkley-Nixon. For the period through to 1989, there is a short-term capacity of more than 4,000 lots.

Review of the zoning capacity, infilling capabilities, developer land holdings and proposals to date indicate a further 1,526 lots in the medium range to 1994 and a long-range potential of nearly 6,600 further lots.

In summary, within Chilliwack District there are extensive residential land holdings suitable for a wide range of housing. Servicing is one of the limitations in the more developed areas but extensions to both the sewer and water systems are planned.

For those renting rent controlled accommodation, rates for one-bedroom units in the Spring of 1983 were in the vicinity of $260 - $310 and $300 - $400 for two-bedroom units. See Table 70. Very few three-bedroom apartments are available. With the decontrol of rents in 1983 by the Province, some increases can be anticipated, which may in turn encourage more apartment construction. The rents in uncontrolled units are normally $40-$50 higher per month.

1 - Table 23, Growth Capacity in terms of dwelling units, background to the Chilliwack Official Community Plan, Chilliwack Planning Department, 1982.

TABLE 70 APARTMENT RENTALS IN CHILLIWACK, 1981-83

	Spring 1981			Fall 1981			Spring 1982			Fall 1982			Spring 1983		
	No.of Bedrms.			No.of Bedrms.			No.of Bedrms.			No.of Bedrms.			No.of Bedrms.		
	1	2	3+	1	2	3+	1	2	3+	1	2	3+	1	2	3+
Average Controlled Apt.Rental Rates ($)	214	255	306	222	260	292	226	269	310	243	284	315	261	305	362
No.of Controlled Apartments	----	n/a	----	421	155	13	448	192	12	565	214	14	795	272	13
Average Exempted & Decontrolled Apt.Rental Rates ($)	248	301	193*	151	323	308*	290	393	318*	199	396	318*	308	400	424
No.of Exempted & Decontrolled Apartments	----	n/a	----	168	107	1	355	204	5	438	241	5	513	289	12

Source: Produced by Central Statistics Bureau from B.C. Rentalsman data.

Note : Average representing less than 10 units have been marked "*".

4.2 COMMERCIAL

Commercial space in Chilliwack is allocated in five main areas: the former City of Chilliwack which is the downtown; the area between the former City south to Highway No. 1, Sardis, Vedder and the outlying communities of Greendale, Yarrow, Rosedale and scattered sites. Just over 42% of all commercial floor space is in the downtown area and consists of over 1 million square feet. See Table 71. Very extensive commercial areas have also developed along the roads leading out of the downtown towards the freeway. South of the highway in the Sardis area, there are two shopping centres, Cottonwood Corner Shopping Centre, anchored by Zellers, Sears and SuperValu and Chilliwack Mall which still has vacancies but has a K-Mart and Safeway. The two malls contain approximately 348,000 sq.ft. of space.

TABLE 71 COMMERCIAL FLOOR SPACE, CHILLIWACK 1980-83

Category	Core (Former) City	City to Highway	Sardis	Vedder	Outlying Communities	Total
			(sq.ft.)			
Retail	657,800	299,076	396,162	114,947	72,539	1,540,524
Office	274,996	53,538	13,890	6,499	1,990	350,913
Tourist	43,370	27,323	2,000	6,000	13,315	92,008
Auto	26,845	96,538	13,917	-	3,263	140,563
M.V.Sales	20,152	144,885	13,036	4,000	1,260	183,333
Gas Stn.	10,339	14,131	8,260	7,609	25,124	65,463
Lumber	-	35,021	19,120	-	432	54,573
Total	1,033,502	670,512	466,385	139,055	117,923	2,427,377

Source: October 1980 Commercial Floor Space Survey, Table 29, Appendix 3, Background to Chilliwack Official Community Plan, 1982. Retail floor space was updated to 1983 in discussions with Planning Staff, September 1983.

In 1983, a Revitalization Scheme for downtown Chilliwack was completed. Included in the work undertaken were new sidewalks, awnings, landscaping and re-routing traffic. The project had a budget in excess of $1 million and already has done much to beautify and strengthen the historical core of the District. In addition, the Community Plan indicates there is an oversupply of commercial space, especially in the retail sector, so no further shopping centre development will be entertained until the late 1980's.

4.3 INDUSTRIAL

The District of Chilliwack has allocated through zoning and the Official Community Plan a total of 371 ha for industrial use. Some is in established industrial areas, some is in other uses awaiting rezoning or redevelopment. The land supply for new industrial development in 1982 totalled just over 173 ha, of which 157 ha is presently zoned or proposed for industrial use. Much of this supply, 134 ha, is either serviced but not yet developed as an industrial

park (e.g. the filbert grove) or is proposed for industrial park but requires services. See Table 72. Village West is one of the largest industrial sites but requires upgrading both in appearance and services; work on these aspects is intended to be carried out in the mid-1980's.

In the short-term there are nearly 24 ha of vacant land in appropriate parcel sizes and vacant, some of which have full services. Special sites in this category include land intended for airport related uses. In addition, there is a filbert grove of 7.7 ha in a fully serviced main industrial area. This could be brought on site in a short time by subdivision into industrial lots and internal servicing.

TABLE 72 INDUSTRIAL LAND SUPPLY, CHILLIWACK 1982

Area	Short-Term		Medium to Long-Term (ha)
	Vacant Sites (ha)	Potential Redevelopment (ha)	
Former City of Chilliwack and Adjacent Area:			
Airport Rd. west of Young	4.92		
Noble Road	.56		
Airport Rd. east of Young	4.00		
Rowat Avenue	.73		
Rowat Avenue		2.47	
Hocking Avenue		.79	
Airport Rd. east of Young		1.01	
Yale west - Hocking		1.48	
Filbert Grove			7.69
Sub-Total	10.21	5.75	7.69
Sardis:			
BCHR/Luckakuck Way East	5.56		
BCHR/Luckakuck Way East		1.95	
Keith Wilson - Peach Rd.		2.80	
*Keith Wilson - Peach Rd.			30.80
*Luckakuck Way West-Evans Rd.			25.50
Sub-Total	5.56	4.75	56.30
Village West:			
Yale Rd.W.-E.of Lickman Rd.	8.00		
Chilliwack Drive-in Theatre		4.65	
A.L.R. (Luckakuck)			13.60
*Large Vacant Parcels east of Lickman Rd.			42.49
*Large Vacant Parcels west of Lickman Rd.			14.56
Sub-Total	8.00	4.65	70.65
Total	23.77	15.15	134.64

Source: District of Chilliwack: Industrial Land Supply, Appendix 4, Background to the Chilliwack Official Community Plan, Chilliwack Planning Department 1982.

* - Potential Industrial Park.

5.0 UTILITIES

5.1 SEWER

The District has one sewage treatment plant with secondary level treatment. It has a design capacity of 32,000 persons and with 7,000 connections is now operating at about 25,000 persons. Expansion is capable to 48,000 persons without redesign of the system. Plans are for further extension of the collection system into Sardis and Vedder Crossing as well as to the Village West Industrial area. Only the areas of the District with urban densities are intended for sewer service.

The sewer rates for 1983 are: $45.00/unit + 92¢/100 cu.ft. water consumption.

5.2 WATER

A municipal supply system covers all the built-up areas (old Chilliwack City, Sardis, Vedder Crossing, Rosedale) and portions of the rural areas north of the freeway. The source of water is a combination of mountain creeks and wells. There are approximately 10,000 connections in this system. Studies are now underway to upgrade the sources and supply and also to increase the capacity of the system. Yarrow has its own water system. In the rural areas, wells are used.

The 1983 rates for water supply for Chilliwack are as follows:

First 600 cu.ft. of water	$7.77/quarter year
Next 601-15,000 cu.ft. of water	67¢/100 cu.ft.
Next 15,001- 30,000 "	62¢/100 cu.ft.
Next 30,001- 60,000 "	58¢/100 cu.ft.
Next 60,001- 90,000 "	53¢/100 cu.ft.
Next 90,001-120,000 "	51¢/100 cu.ft.
Next 120,001-150,000 "	46¢/100 cu.ft.
Next 150,001 + "	32¢/100 cu.ft.

Minimum quarterly charges also vary with water line size and fire service rates are also available.

5.3 GARBAGE DISPOSAL

Garbage collection is provided by independent contractors on individual arrangements. Four firms are currently serving the Chilliwack area. Disposal is at the municipality's land fill site.

5.4 TELEPHONE

Chilliwack is served by the B.C. Telephone Company with a district office in Chilliwack. Private, 2-party, 4-party and multi-party service for residences and businesses is available. The rates for 1983 are:

Monthly Telephone Rental Rates ($)

Area (Exchange)	Residences				Businesses		
	Private	2-Party	4-Party	Multi	Private	4-Party	Multi
Chilliwack (792,795) Rosedale (794) Sardis (858) Yarrow (823)	9.35	6.10	5.00	4.80	23.40	13.05	12.00

Source: B.C. Telephone Company, September 1983

5.5 ELECTRIC POWER

Electric power is provided by B.C. Hydro and Power Authority. Sample tariff rates are presented below:

Residential Service (single family)
- Basic charge $5.90 per 2-month period
- First 500 kW.h period @ 5.7565¢ per kW.h
- Additional kW.h per period @ 3.9837¢/kW.h

General Service (under 35 kW demand)
- Basic charge: $7.08 per 2-month period.
- Energy charge on a declining stepped scale from 6.7021¢ per kW.h for first 550 kW.h to 3.6291¢ per kW.h for more than 14,000 kW.h per 2-months
- Minimum charge of $10.04 for 2-months

General Service (35 kW and over)
- Basic charge: $3.74 per month
- Energy charge on a declining stepped scale from 6.7021¢ per kW.h for first 275 kW.h to 2.3290¢ per kW.h for more than 30,000 kW.h per month.

Two other Residential Service rates cover common use and multiple residential buildings. The under 35 kW demand typically applies to uses such as display signs, while other General Service rates exist for irrigation and transmission uses. Demand charging and discounts are also available for the various types of General Services. For further information, contact the B.C. Hydro office in Chilliwack.

5.6 FUELS

The majority of Chilliwack including Yarrow and Rosedale but excluding areas along the Fraser River are served with natural gas by B.C. Hydro. Chilliwack users are charged out at Lower Mainland rates. Presented below is a sample of the gas tariff:

General Service (all uses)
- Basic charge $9.28 per 2-month period
- Energy charge @ 40.4907¢ per 100,000 kilojoules (a billing unit)
- a variety of schedules are available according to whether residential or non-residential and with or without space heating.

Interruptible Service (general, commercial & industrial use & CNG for transportation)	- Basic charge $5,049.92 per month for first 15,000 billing units or less - Energy charge of 31.7517¢ per additional billing unit beyond basic - certain exceptions and special conditions apply
Seasonal Off-Peak Service (industrial or commercial use)	- Off-peak basic charge $684.73 per month for 2,000 or less billing units - Additional billing units @ 34.2368¢ each per month - Peak period rates and special conditions apply

Bottled gas and/or bulk propane is available in Chilliwack from Cigas Products Ltd., ICG Canadian Propane Ltd., Surrey Co-operative Assn., and the Chilliwack Service Centre (Gulf). Fuel and heating oils are also readily available from Shell Canada Products Ltd., Imperial Oil Ltd., Gulf Oil Canada Ltd., Derksen Petroleum Sales Ltd. (bulk sales), and Petro-Canada Products Ltd., all in Chilliwack and Surrey Co-operative Assn. in Abbotsford.

6.0 COMMUNITY SERVICES

Chilliwack, the "green heart" of the Valley provides a well-developed but still "rural" lifestyle with a broad range of community services.

6.1 EDUCATION

Public education at the elementary and secondary level is provided by School District No. 33 which covers all of Chilliwack as well as Electoral Areas D and E. See Table 73. The School District is overseen by an elected Board of Trustees. There are 21 elementary schools, 4 junior secondary schools, 1 senior secondary school and 1 combined junior/senior secondary school within Chilliwack[1]. Also assisted by the School District is Sunshine Drive elementary school for the handicapped. The School District has a total of 4,240 elementary pupils within Chilliwack and a further 3,117 pupils in the secondary system.

School District No. 33 operates an extensive range of support services including a regional centre for learning disabilities, a resource centre, a learning centre in Sardis and an outdoor education centre (Simon Fraser University Camp) in Rosedale. Special programs are available including an enrichment program (K-12), career preparation programs in business education, cook training, hospitality/tourism and resource technology/forestry and special cross-cultural programs with Indian Bands. Computer literacy programs are being developed for Grades 7-12. Volunteer aides are also utilized.

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1 - One additional school, Barrowtown Elementary, is in School District No. 34 (Abbotsford) but serves children in Yarrow.

TABLE 73 PUBLIC EDUCATION FACILITIES, CHILLIWACK 1983

School District No. 33
Administration Office 46361 Yale 792-1321
Chilliwack

Elementary Schools:

Name	Grades	Net Enrollment
Atchelitz	4-7	102
Bernard	K-7	308
Central	K-7	330
Chadsey	1&2	45
Cheam*	1-7	140
Cottonwood	n/a	n/a
East Chilliwack	1-7	93
Evans	1-6	37
Greendale	K,3-7	154
F.G. Leary	K-7	122
Little Mountain	K-7	396
McCammon	1-7	171
Robertson	K-7	311
Rosedale	K-7	162
Sardis	K-7	394
Strathcona	K-7	421
Tyson	K-6	167
Unsworth	1-3	69
Vedder	K-7	164
Watson	K-7	368
Yarrow	K-7	281
Sunshine	Special	5
		4,240
Cultus Lake **	K-7	133

Secondary Schools:

Name	Grades	Net Enrollment
Chilliwack Jr.	8-10	512
Chilliwack Sr.	10-12	787
Rosedale Jr.	8-10	212
A.D. Rundle Jr.	8-10	238
Sardis Secondary	8-12	932
Vedder Jr.	8-10	436
		3,117

Plus Barrowtown Elementary in Yarrow (School District No. 34).

Source: School District No. 33 (Chilliwack), Monthly Enrollment Report, September 1983.

* - Opening Autumn 1983
** - Within Electoral Area E.

Five independent schools with a religious direction are located in Chilliwack. See Table 74. Children in secondary school frequently go to similar facilities in Abbotsford. Also important is the Coqualeetza Education Training Centre which provides cultural education and skills training for Native people, primarily at the secondary or post-secondary level. Fraser Valley College also has its main campus in Chilliwack (See Section 7.1, Regional Overview, for details).

TABLE 74 INDEPENDENT SCHOOLS IN CHILLIWACK, 1983

Mount Cheam Christian School
Timothy Christian School
St. Mary's Elementary School
John Calvin School
Chilliwack Christian School
Coqualeetza Education Training Centre

Source: 1983 Directory of Community Services.

6.2 HEALTH FACILITIES

The Chilliwack General Hospital with 277 beds, and 600+ (450 full-time equivalent) staff is located in downtown Chilliwack. In addition, there are 48 physicians and 22 dentists in Chilliwack. The Upper Fraser Valley Health Unit has new office premises near the hospital. Sunshine Drive Occupational Centre in Sardis provides educational training for the mentally handicapped.

Within Chilliwack, there are also eight adult care facilities with capacity for 325 persons. Several of these facilities are special residences for the mentally handicapped while others, like Parkholm Lodge, are intermediate care facilities.

6.3 PRE-SCHOOL AND CHILD CARE FACILITIES

Both daycare and nursery/pre-school centres are available. In 1982, there were sixteen licensed family and group daycare centres able to accommodate 135 children. There were also three licenced pre-schools for 110 children and one after-school service for 30 children. In addition, there is a short-stay hostel for children who are mentally handicapped. For the current list of licensed child care facilities contact the Upper Fraser Valley Health Unit.

6.4 RECREATION

Chilliwack is very well supplied with municipal parks and public and private recreation facilities. The municipality purchases, develops and maintains parks and playgrounds and recreation facilities. These include:

Parks and Playgrounds

- approx. 75 ha of developed lands in 91 different locations
- further undeveloped parkland including 38 ha Mt. Thom Park
- 2 lighted ball fields
- 1 pony race track
- 1 par 3 golf course
- 30 tennis courts, 4 of which are indoor, plus 10 other courts at schools
- 1 campground - 150 sites (Vedder River Campsite) plus "wilderness sites"
- Lickman Road Agricultural Recreational site of 38.5+ ha

Recreational Facilities

- Evergreen Hall Complex - Exhibition Grounds (contains auditorium with stage, gymnasium, banquet facilities for 600 and four meeting rooms)
- Barn (for agricultural activities)
- Agricultural/Recreational Centre (fold-up seating for 500, total capacity 1,872, portable stage, meeting room, banquet space for 297
- Coliseum Ice Arena (capacity seating area 2,350, dry floor area 800)
- Outdoor Swimming Pool (June - part of September)
- Twin Rinks Arena (2 ice sheets)

Future municipal recreation plans include the development of 6.5 ha Fairfield Island, 4.9-8.0 ha in the Vedder Crossing area and some 14.2 ha between the dykes in Yarrow. The development of agriculturally related facilities on Lickman Road will free some property at the Exhibition Grounds for further development.

The municipality does not operate recreation programs but makes its facilities available to groups. At least 82 different recreational activities are pursued in the District; advice on these can be obtained from the Parks and Recreation Department.

In addition to the public facilities, the following major private recreational services are also available in Chilliwack:

- Chilliwack Golf & Country Club
- Meadowlands Golf & Country Club
- YMCA - YWCA (raquetball courts)
- 21 community and service club halls
- 1 bowling alley

Further mention should also be made of the Cultus Lake Park Board which operates Cultus Lake Park in addition to Vedder River Campsite. This significant camping and recreational area is outside the District of Chilliwack boundaries but is owned by the District and managed by the Park Board.

6.5 CULTURE AND ENTERTAINMENT

The Chilliwack Community Arts Council provides a framework for the operation of 28 organizations involved in the arts including music, drama, drawing, ethnic-cultural , heritage and craft clubs and groups. The Arts Council is active in encouraging involvement and enjoyment of the arts; there is also a major campaign underway to get a cultural centre built in Salish Park in the heart of Chilliwack.

Other cultural and entertainment facilities include:

- Theatre Dept. at Fraser Valley College
- 2 dinner theatres (1 in town, 1 in Cultus Lake)
- 1 cabaret theatre
- 4 art galleries
- Chilliwack Museum (will shortly be moving into restored Old City Hall)
- C.F.B. Military Museum
- 1 cinema
- 1 drive-in theatre
- 3 public library branches

For further information on specific organizations consult the Community Services Directory or the Chilliwack Community Arts Council.

6.6 PROTECTION

As a large district municipality, police services come under the auspices of the municipality, which in turn contracts for services from the Royal Canadian Mounted Police. The Chilliwack Detachment consists of 60 uniformed members and a further 36 non-member staff. Besides serving Chilliwack, this detachment also provides services for Electoral Area E.

The District also provides fire protection for the whole district through its six fire halls. Total facilities include 6 pumpers, 7 tankers, 6 utility vans and 1-85' elevating platform truck. The full-time firefighting staff complement is 7 supported by 6 dispatchers and 130 volunteers.

Emergency measures are handled by the Chilliwack Emergency Program.

6.7 SOCIAL ORGANIZATIONS

Chilliwack Community Services is a private non-profit organization whose prime purpose is to identify and attempt to meet the Chilliwack area's social needs. In addition to a wide range of social services such as alcohol and drug counselling, consumer affairs, family life (programs, counselling, child care, special services), senior citizen counselling and volunteer bureau, the agency produces a regularly updated Directory of Community Services. Chilliwack has a very wide assortment of clubs and organizations for most kinds of interests. In 1983, there were at least 8 agricultural groups; multiple dance, drama, music, business, ethnic, hobby, political and professional clubs and associations; 53 service/social clubs and chapters; and 56 sport and recreation groups. There are also separate organizations for youth, senior citizens, veterans and volunteers.

6.8 WORSHIP

Religion is still an important component of life for Chilliwack residents. In 1983, there were 51 places of worship representing more than 20 different religions or sects. See Table 75. The Mennonite Brethren, one of the largest groups, were the original settlers of the Greendale-Sardis area. A number of the other protestant churches stem from German and Dutch settlement periods.

TABLE 75 PLACES OF WORSHIP, CHILLIWACK 1983

Anglican - Fraser-Cheam Parish
St. John the Baptist Anglican
St. Peter's Anglican
First Baptist Church
Evergreen Baptist Church
Alliance Tabernacle
Yarrow Alliance Church
First Christian Reformed Church
Church of Christ
First Avenue Church of God
Berean Bible Society
German Church of God
Church of Jesus Christ of Latter-Day Saints
Church of the Nazarene
Zion Evangelical Church
Full Gospel Evangelistic Centre ACOP
Glad Tidings Fellowship
Christ Lutheran Church
St. Paul's Lutheran Church
Broadway Mennonite Brethren Church
Eden Mennonite Church
First Mennonite Church - Greendale
Greendale Mennonite Brethren Church
Mennonite Brethren (MB) Church
Sardis Community Church
United Mennonite Church
Chilliwack Central Mennonite Brethren Church
First Church of Christian Scientist
H.H. Agakhan Chilliwack Jamat
German Pentecostal Church
Pentecostal Tabernacle
Vedder Christian Fellowship
Emmanuel Pentecostal Holiness
Rosedale Pentecostal Holiness
Cooke's Presbyterian Church
Canadian Reformed Church
Reorganized Church of Jesus Christ of the Latter-Day Saints
Netherlands Reformed Congregation
Ukrainian Catholic Church
St. Mary's Catholic Church
Our Lady of the Valley
Salvation Army
Seventh-Day Adventist Church
Ukranian Greek Orthodox Church
Carman United Church
Mount Shannon United Church
Chilliwack United Church
Rosedale United Church
First Church of Pentecost
Watson Road Bible Chapel
Worldwide Church of God

Source: B.C. Tel Yellow Pages, September 1, 1983 and Chilliwack and District Guide.

6.9 COMMUNICATIONS

Chilliwack is served by two local newspapers, the Chilliwack Progress with Wednesday and Saturday editions, and the Valley Times produced weekly on Tuesdays. The Progess began in 1981 and has a paid circulation of 12,300 and a free Saturday distribution of 20,000, while the Valley Times derived from Teletimes in 1982, has a circulation of 22,000 copies distributed through 22 newstands. In addition to the local papers, the Vancouver Sun and the Vancouver Province dailies are readily available.

The local radio station is CHWK 1240 with a popular music format. Also available are a number of Valley stations (Langley, Abbotsford) and Greater Vancouver stations. CBC AM broadcasting is provided on FM frequency.

Cable television service is provided by Chilliwack Cablenet with 1983 fees of $23.60 for connection and monthly rental rate of $8.55. This service allows residents access to 15 stations including 8 Canadian (among them Knowledge Network, CBC French, Community Programming and pay TV), and 7 American (Seattle, Bellingham and Tacoma).

6.10 FINANCIAL INSTITUTIONS

The following financial institutions are located in Chilliwack:

- Bank of British Columbia
- Bank of Montreal (2 branches)
- The Bank of Nova Scotia
- Canadian Imperial Bank of Commerce (3 branches)
- Royal Bank
- Toronto Dominion Bank (2 branches)
- First Heritage Savings Credit Union (4 branches)
- Fraser Valley Credit Union
- Household Finance Corp. of Canada
- Intercan Acceptance Corp. Ltd.
- The Permanent

7.0 MUNICIPAL GOVERNMENT

7.1 INCORPORATION

The City of Chilliwack and Township of Chilliwhack were amalgamated on January 1, 1980 to form the District of Chilliwack. The former City of Chilliwack had previously been incorporated in 1908, while the Township of Chilliwhack dates from 1873. The District is a member municipality of the Regional District of Fraser-Cheam.

7.2 REPRESENTATION

The council for the District of Chilliwack consists of nine members, a mayor and eight aldermen, each with two-year terms. Elections are held annually with four or five members up for re-election each year. In addition to the Council and its own committees, there are also the following:

Chilliwack and District Emergency Program
Police Advisory Committee
Heritage Advisory Committee
Yarrow Waterworks Improvement District
Cultus Lake Park Board
Valleyhaven Guest Home Board

7.3 SERVICES

The District is responsible for the general management of municipal affairs in accordance with council policy and the provisions of the Municipal Act. The main services provided by the District are:

- Municipal Administration (administrator, clerk, treasurer depts.) statutory requirements of the municipality such as by-laws, council minutes, by-law enforcement, business licences, accounting functions including invoicing for sewer, water; property tax collection; budget control and payroll).

- Engineering (municipal engineer)
  Municipal road construction and maintenance, street lights, dykes and drainage, traffic management, provision of sewer and water services and garbage disposal, building inspections, property management.

- Parks and Recreation (municipal parks and recreation co-ordinator)
  Management and maintenance of all municipal recreation facilities, scheduling of facilities.

- Fire (municipal Fire Chief)
  Management of firefighter resources and fire prevention programs.

- Planning (municipal planner)
  Orderly development of municipality; facilitating economic development.

- Police Protection (contracted through RCMP).

In addition to these specific functions, the municipality is also responsible for the collection of taxes on behalf of the school district, hospital district, regional district and province (assessment authority and M.F.A.). Approximately 192 persons are employed by the District. Among the inventory of major municipal assets are:

- municipal administration building
- public safety building
- municipal airport
- six fire halls
- nursing home
- Evergreen Hall Complex
- Agricultural/Recreational Centre
- Coliseum Ice Arena
- Outdoor Swimming Pool
- Twin Rinks Arena
- Sewage Treatment Plant
- Senior Citizens' Centre
- Library

The municipal offices are located at:

8550 Young Street South
Chilliwack, B.C. V2P 4P1
792-9311

7.4 PLANNING SERVICES AND REGULATIONS

The District of Chilliwack is covered by an Official Community Plan (O.C.P.) which was adopted by Council on February 14, 1983. This plan was prepared

following the amalgamation in 1980. The plan provides 15 - 20 year guidelines for community development, particularly the broad overall use of land within Chilliwack and the basis for more detailed area and sectoral studies. A series of secondary plans are being developed, the first of which for Sardis-Vedder has been adopted as an OCP. amendment. A new consolidated zoning by-law is nearing completion and will replace the former City of Chilliwack Zoning By-law No. 1823 and the Township of Chilliwhack Zoning Bylaw (1979); these two by-laws remain in effect until the consolidated version is approved.

The planning department is also responsible for the issuance of Development Permits when projects meet the municipality's criteria for building in Development Permit Areas. The areas designated development permit areas in the Zoning By-law. In addition, building permits are issued for the construction of new buildings, additions and renovations.

Persons wishing to develop land or build, or seeking specific information regarding market locational analyses for proposed business activities within Chilliwack, are requested to consult with the municipal planning department. Of particular importance, is awareness of those areas subject to floodproofing requirements or geotechnicalenvironmental studies.

7.5 MUNICIPAL FINANCES

In 1983, the assessment base of Chilliwack was:

General Tax Base	= $1,136,588,013
School Tax Base	= 166,649,931
Hospital Tax Base	= 166,649,931

(Based on actual value as determined by B.C. Assessment Authority-BCAA).

The system for tax rates has recently been modified to use a combination of mill rates and tax rates. For 1983, these were:

1983 COMPOSITE RATES

Property Class	All General Tax Rates	All School & Hospital Mill Rates
Residential	6.4710	50.7227
Utility	21.4270	59.6840
Industry	13.4730	59.6840
Business	13.4730	59.6840
Tree Farm	10.0000	-
Seasonal	5.8850	59.6840
Farm	5.4600	59.6840

Source: District of Chilliwack, Treasurer, September 1983.

The operating budget for general purposes, sewer and water for 1983 was for a total of $22,172,500. See Table 76. In addition, a further $9 million plus was collected in 1983 by the municipality as its role as a collection agent for the school, hospital and regional districts, as well as the M.F.A. and B.C. Assessment Authority.

The municipal debt to the end of 1982 amounted to $68.03 per capita, based on the following debt levels:

General Debt	$ 2,764,890
Sewer Debt	$ 5,681,828
Waterworks Debt	$ 4,895,237
Total	$13,341,955

The unused borrowing power available to the District at December 31, 1982 was $12,098,319.

TABLE 76 1983 CONSOLIDATED BUDGET[1] SUMMARY FOR CHILLIWACK

Revenues	General Operating	Sewer $	Water $	Total $
Revenues (e.g. Taxes)	8,847,397	-	-	8,847,397
Special Assessments	218,733	-	-	218,733
Grants in lieu of taxes	401,317	-	-	401,317
Revenue from own sources (licences, rental fees)	1,290,200	1,263,050	1,633,550	4,186,800
Conditional and Unconditional Transfers	3,278,110	400,000	380,000	4,058,110
Other Transfers	2,895,230	479,000	894,000	4,268,230
From Surplus	-	191,934	-	191,934
TOTAL	16,930,987	2,333,984	2,907,550	22,172,521
Expenditures				
General Government Services	1,724,818	-	-	1,724,818
Protection Services	3,960,470	-	-	3,960,470
Transportation Services	2,679,029	-	-	2,679,029
Environmental Health Services	273,350	928,730	693,684	1,895,764
Public Health & Welfare	-	-	-	-
Environ.Development Services	343,661	-	-	343,661
Recreation & Cultural	1,749,712	-	-	1,749,712
Fiscal Services	1,172,958	831,254	844,762	2,848,974
Capital Expenditures	4,976,484	559,000	1,302,800	6,838,284
Other	-	15,000	-	15,000
Surplus	50,505	-	66,304	116,809
TOTAL	16,930,987	2,333,984	2,907,550	22,172,521

1 - Excluded from this budget are levies collected and transmission of taxes for other governments (School District No. 33, Fraser-Cheam Regional Hospital District, Regional District of Fraser-Cheam, Municipal Finance Authority and B.C. Assessment Authority). In 1982, these collections amounted to $9,112,427, all of which appeared on property tax bills.

Source: 1983 Consolidated Budget Summary, District of Chilliwack, April 18/83.

8.0 REGIONAL, PROVINCIAL AND FEDERAL GOVERNMENT SERVICES

8.1 REGIONAL DISTRICT OF FRASER-CHEAM

The administrative centre of the Regional District is situated in Chilliwack, near the Airport at : 8430 Cessna Drive
Chilliwack, B.C. V2P 7K4
Telephone 792-0061

8.2 PROVINCIAL SERVICES

The following local offices of provincial ministries are located in Chilliwack:

Agriculture & Food
8635 Young Street South - 795-9471

Provincial Ambulance Services
33 W. 1st Avenue - 792-4621

Apprenticeship & Employment Training Programs
45904 Victoria - 792-0634

Consumer Taxation Branch
45966 Yale - 792-7347

Corrections Branch
- Probation Office
45904 Victoria - 792-4641
- Community Correctional Centre
46029 Victoria - 792-6084

Courts
9391 College(Provincial)- 792-3341
45904 W.Victoria(Family)- 792-4641

Registrar of Voters
45966 Yale - 792-6914

Electrical Safety Branch
45904 Victoria - 792-7351

Highways
- District Office
  9369 Mill - 795-7256
- Maintenance Establishment
  Rosedale - 794-7414
- Paving Branch
  Rosedale - 794-3111

Worker's Compensation Board
21-8635 S. Young Street - 792-0751

Fish & Wildlife Branch
9365 Mill - 792-7274

Forest Service
- District Office
9850 S. Mcgrath, Rosedale - 794-3361

Upper Fraser Valley Health Unit
(Also Mental Health Centre)
43470 Menholm - 795-5706

Ministry of Human Resources
- District Offices
  North, 77 College - 795-7223
  South, 5518 Vedder - 858-7211

Lands, Parks & Housing
Land Inspector
45966 Yale - 792-4511

Government Agent
15-45966 Yale Road East - 792-6962

Motor Licence Office
8635 Young Street - 792-2396

Labour
- Occupational Environment Branch
45904 Victoria - 792-0634
- Employment Standards Branch
45904 Victoria - 792-0634

Sheriff's Office
9391 College - 792-3341

B.C. Assessment Authority
7-8635 Young Street - 792-3385

8.3 FEDERAL SERVICES

The following local offices of the federal government are located in Chilliwack:

Canada Post
- Post Offices

46229 Yale	- 795-3331
51310 Yale	- 794-7131
12-7300 Vedder	- 858-6511
45641 Larch, VX	- 858-5524
42244 Central	- 823-6210

Correctional Service Canada
- National Parole Service

9300 Nowell	- 792-8646

Customs and Excise

46229 Yale	- 792-1771

Defence Construction Canada

Keith Wilson Road	- 858-6434

Public Works Canada

7201 Vedder	- 858-6614

Veterans' Affairs Canada

204 Wellington	- 792-9656

R.C.M.P.

45924 Airport Road	- 792-4611

Employment & Immigration Canada
- Employment Centre

46229 Yale	- 795-5748

- Farm Labour Pool

46229 Yale	- 792-0648

Fisheries & Oceans
- Fisheries Service

5-9375 Mary	- 792-6011

- Chilliwack Hatchery

Chilliwack Lake Road	- 858-7227

Health & Welfare Canada
- Income Scurity Program

4-9375 Mary	- 792-4121

- Medical Services

3-9375 Mary	- 792-0214

National Defence
- Canadian Forces Base, Chilliwack

Keith Wilson Road	- 858-3311

- Cheam Centre Control Desk

1060 Boulevard, VX	- 858-3711

- 12 Vancouver Service Batallion Chilliwack Detachment

7201 Vedder	- 858-3797

District of Kent
Community Profile

KENT COMMUNITY PROFILE

1.0 INTRODUCTION

1.1 LOCATION AND SIZE

Kent is a District municipality of 3,654[1] persons located on 19,374 hectares on the north side of the Fraser River. Agassiz is the largest community within the District and is the principal commercial and industrial centre of Kent. Harrison Mills is a small village centred on the Harrison River. Agassiz is 8 kilometres west of the junction of the Trans-Canada Highway (No. 1) and Provincial Highway No. 9. Centrally located, the District is 127 kilometres northeast of Vancouver, 24 kilometres northeast of Chilliwack, and 34 kilometres southwest of Hope. The third largest community in the Regional District, Kent, has a very strong distinction between its rural areas and its built-up core centred on Agassiz.

The District is connected east-west by Highway No. 7 from Hope west to Mission and hence Vancouver. Access to the Trans-Canada is via Highway No. 9 which also links Harrison Hot Springs. The CPR mainline traverses the District, paralleling much of the Highway No. 7 route. See Figures 9 and 10.

1.2 MAJOR ACTIVITIES

Agriculture is the dominant activity with the emphasis on dairying. Agassiz has the role as an agricultural service centre and centre for local commerce and administration. Some manufacturing is carried out with one of the leading firms in the region located in Kent. Also important to the local economy are the three federal corrections institutions and forestry carried on up the Harrison Lake drainage.

1.3 GEOGRAPHY

Kent is partly composed of Fraser River floodplain, the source of much of its arable land, and a series of knolls and small mountains which jut out of the plain. Extensive dyking protects settlement of the floodplain. To the north and west the District is bounded by Harrison Lake and Harrison River while to the northeast, the terrain becomes increasingly mountainous as the District approaches the Lillooet range of Coast Mountains. Harrison Hot Springs village is due north and surrounded on three sides by the District of Kent.

2.0 POPULATION

2.1 GROWTH RATES AND DISTRIBUTION

As an agricultural community with limited land for residential use, growth has been modest but consistent. From 1961 to 1981, the District averaged a growth

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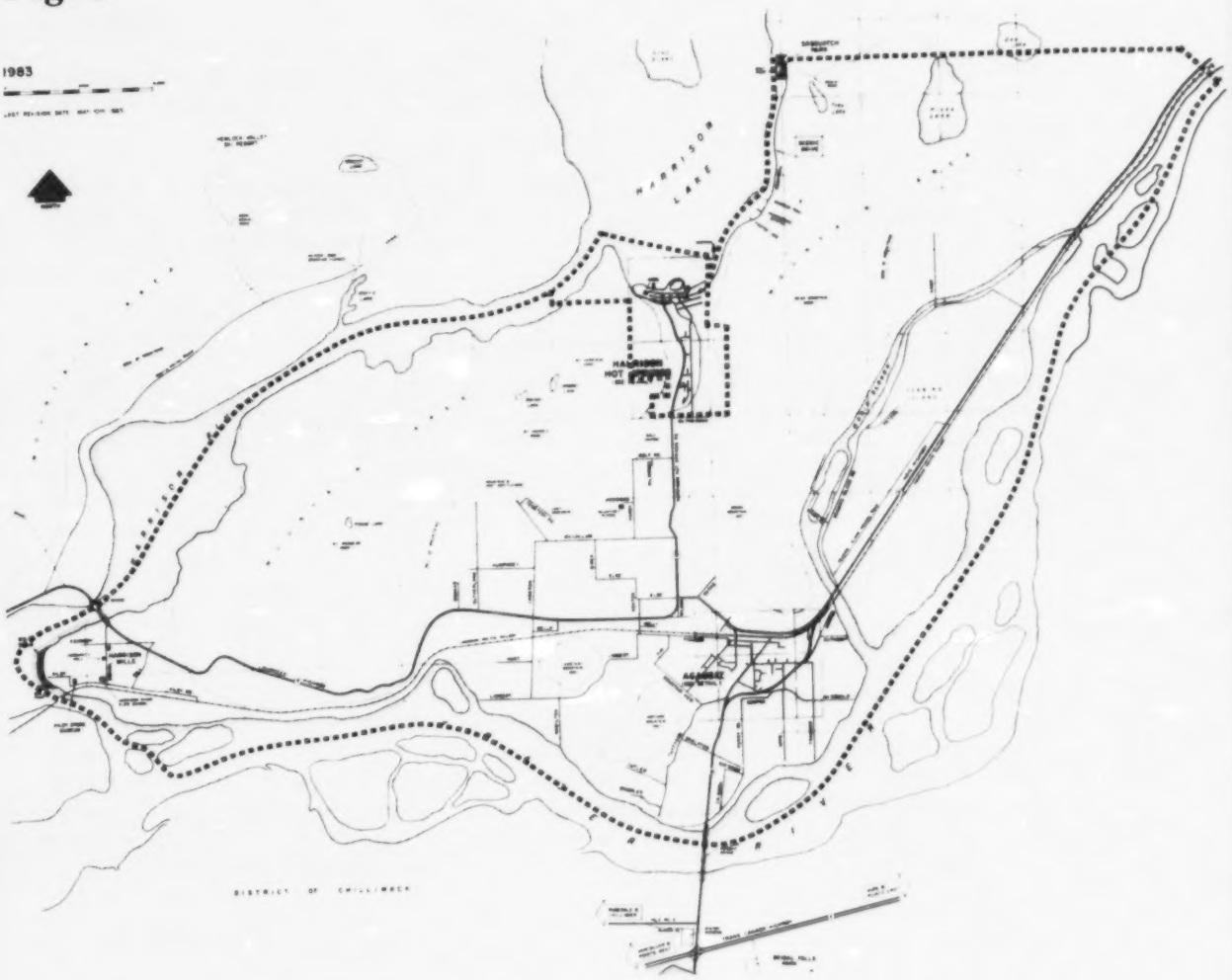
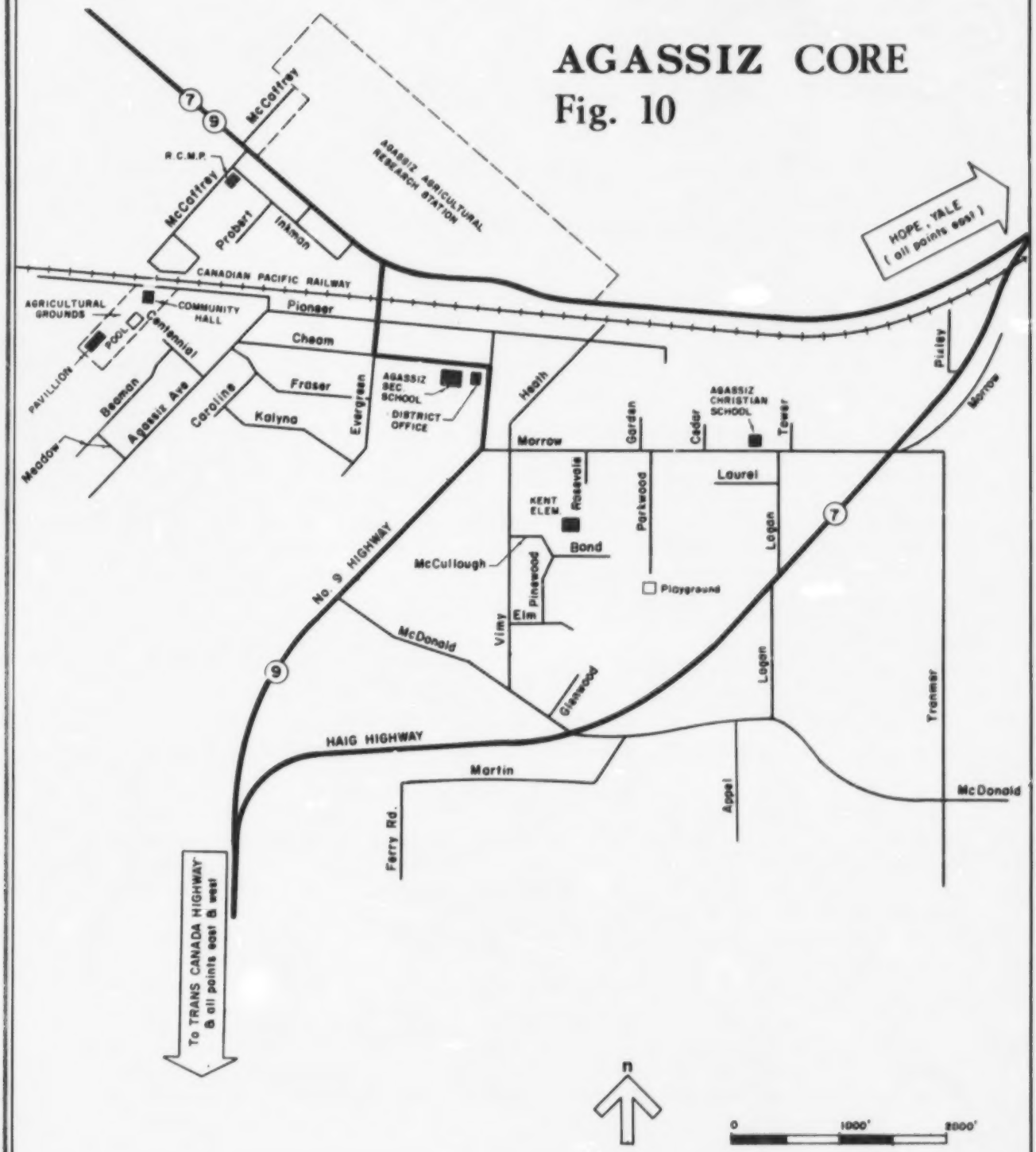
1 - 1983 estimate by Central Statistics Bureau.

DISTRICT OF KENT
Fig. 9



AGASSIZ CORE
Fig. 10



rate of 2.7%, although there was a period of decline between 1971 and 1976. See Table 77. Not included are the populations of two large Indian Bands in the area (Seabird and Chehalis).

TABLE 77 POPULATION GROWTH, KENT 1961-1983

	1961	1966	1971	1976	1981	1983 est.
Population	2,194	2,642	2,966	2,924	3,394	3,654
% of R.D.Fraser-Cheam	5.8	6.5	6.4	5.7	6.0	6.3
Absolute Change 5-years		+448	324	- 42	470	
% Change 5-years		20.4	12.3	-1.4	16.1	

Source: Statistics Canada, 1961, 1966, 1971, 1976, and 1981 Censuses of Canada. Central Statistics Bureau for 1983 estimate.

The main area of residential settlement is in Agassiz, although there are population concentrations around Harrison Mills and Seabird Island. Most of the rural area is composed of scattered farm families.

2.2 AGE COMPOSITION

From 1971 to 1981 there has been a shift to an older age composition with major increases in those persons aged 20-24, 25-34, and 65 and older. Children have declined as both a percentage and absolutely. See Table 78. This pattern reflects an increase in families with pre-school aged children and an increase in retirees.

TABLE 78 KENT AGE COMPOSITION, 1971-1981

Age Group	1971				1981				1971-1981 Total
	Male	Female	Total	%	Male	Female	Total	%	% Change
0 - 4	110	100	215	7.2	125	110	235	6.9	9.3
5 - 9	140	135	270	9.1	115	135	250	7.3	- 7.4
10 - 14	165	125	295	9.9	125	120	245	7.2	-16.9
15 - 19	160	155	315	10.6	150	150	300	8.8	- 4.8
20 - 24	140	85	230	7.7	180	125	305	9.0	32.6
25 - 34	155	160	325	10.9	370	220	590	17.3	81.5
35 - 44	190	150	345	11.6	240	165	405	11.9	17.4
45 - 54	210	160	370	12.5	215	165	380	11.2	2.7
55 - 64	190	145	340	11.4	165	160	325	9.6	4.4
65 - 69	65	35	100	3.4	70	75	145	4.3	45.0
70 +	90	85	170	5.7	115	105	220	6.5	29.4
Total	1,630	1,340	2,970	100.0	1,850	1,535	3,385	100.0	-

Source: 1971 and 1981 Census of Canada, Statistics Canada.
Note: Totals do not add because of random rounding.

2.3 HOUSEHOLDS AND FAMILIES

Concomitant with the shifting age structure is the reduction in household size. From 1971 to 1981, the average household size declined from 3.8 persons to 2.8 persons. See Table 79. This significant decline from the traditional large farm family has been a common occurrence in rural areas and mirrors nation-wide trends. Average family size in 1981 was 3.2, but fully 19% of all households consisted of only one person.

TABLE 79 PRIVATE HOUSEHOLDS IN KENT, 1971-1981

No. of Persons per Hhld.	1971		1981	
	No.	%	No.	%
1	115	15.8	205	19.1
2	195	26.7	350	32.5
3	100	13.7	185	17.2
4-5	200	27.4	290	27.0
6-9	120	16.4	45	4.2
10 or more	-		-	
Total	725	100.0	1,080	100.0
Average Household Size	3.8		2.8	
No.of Families in Private Hhlds.	580		840	
Average Family Size	3.7		3.2	

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
Note: Totals do not add because of random rounding.

2.4 PROJECTIONS

Population projections to 1986[1] were prepared in 1978 as background to the Official Community Plan. The estimates for 1981 were lower by 90 persons than the Census figure. To 1986, the estimates indicated the population could rise to 3,710 persons. However, provincial estimates[2] suggest this figure may be reached sooner. Assuming that the 20 year average growth rate of 2.7% were to continue to 1991, the population could then be approaching 4,300 persons[3]. In general, Kent has maintained its share of the Regional District's growth.

3.0 LABOUR FORCE, INCOME AND ECONOMIC ACTIVITY

3.1 LABOUR FORCE BY INDUSTRY SECTOR

The local labour force has increased from 1,100 persons in 1971 to 1,460 persons in 1981. See Table 80. While the primary sector, including agriculture, has increased slightly in terms of people, it has slipped to 21.5% of the total labour force. The major labour force sector is in Community, Business and Personal Service. The large public administration and defence category indicates the importance of the federal prisons to the local economy.

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1 - Prepared by Urban Programme Planners.
2 - Central Statistics Bureau annual municipal populations estimates based on provincial model.
3 - L.D. Swaine, Planning Consultant, straight line projections.

TABLE 80 LABOUR FORCE BY INDUSTRY DIVISION, KENT, 1971 and 1981

Industry Division	1971		1981	
	No.	%	No.	%
Primary:				
Agriculture	190	17.4	185	12.6
Forestry	80	7.9	125	8.5
Fishing & Trapping	-		-	-
Mining	-		5	0.4
Secondary:				
Manufacturing	35	3.2	165	11.3
Construction	45	4.1	125	8.5
Tertiary:				
Trans./Comm./Utilities	70	6.4	70	4.7
Trade	100	9.2	195	13.3
Finance/Insurance/Real Estate	5	.5	25	1.7
Comm.Business/Personal Services	300	27.5	380	25.8
Public Admin./Defence	100	9.2	185	12.6
Industry Unspecified or Undefined	165	15.1	5	.3
Total	1,100	100.0	1,460	100.0

Source: Statistics Canada, 1971 Census Microfiche, 1981 Census Microfiche.

3.2 PARTICIPATION AND UNEMPLOYMENT RATES

The labour force is composed of nearly twice as many men as women. See Table 81. Of those men qualified to be in the labour force, the male participation rate ws 76.3%. The female participation rate was 46.2% and is likely to increase as more women wish to join the labour force.

TABLE 81 LABOUR FORCE PARTICIPATION AND UNEMPLOYMENT RATES, KENT, 1981

	Labour Force Size	Participation Rate (%)	Unemployment	
			No.of Persons	Rate %
Males	915	76.3	55	6.0
Females	545	46.2	25	4.6

Source: Statistics Canada, 1981 Census.

In 1981, the unemployment rates in Kent were relatively low, likely due to the stable nature of agriculture and the penal institutions as the backbone of the local economy. The male unemployment rate was 6.0% while the female unemployment rate was a remarkable low of 4.6%.

3.3 INCOME

Overall community personal incomes have continued to increase as both the population grows and wages/incomes keep up with inflation. See Table 82. In 1981, based on tax returns, Kent was estimated to have a total community income of nearly $27 million. Average income has fluctuated somewhat since 1978 but in 1981 was $13,004. Data for family income reveals a large proportion (33.5%) of modest income people in the $10,000 to $20,000 family income range. In contrast nearly 28% have family incomes of more than $30,000 annually. The average family income was $24,278 in 1980. See Table 83.

TABLE 82 TAXATION RETURNS, KENT RESIDENTS, 1974 - 1981

Year	No. of Returns	Total Income ($000's)	% Increase	Average Income	% Increase
1974	1,191	9,316		$ 7,822	
1975	1,251	10,951	17.6	8,754	11.9
1976	1,333	12,933	18.1	9.702	10.8
1977	1,389	14,467	11.9	10,416	7.4
1978	1,742	16,702	15.4	9,587	- 7.9
1979	1,813	18,541	11.0	10,227	6.6
1980	1,994	23,408	26.2	11,739	14.8
1981	2,068	26,892	14.9	13,004	10.8

Source: Central Statistics Bureau, Ministry of Industry and Small Business Development from Revenue Canada Income Tax Returns.

TABLE 83 CENSUS FAMILY INCOME, KENT RESIDENTS, 1980

Income Groups	No. of Families	%
< $5,000	40	4.6
$ 5,000 - 9,999	75	8.5
$10,000 - 14,999	160	18.2
$15,000 - 19,999	135	15.3
$20,000 - 24,999	150	17.1
$25,000 - 29,999	75	8.5
$30,000 - 39,999	140	15.9
$40,000 and over	105	11.9
Total	880	100.00
Average Family Income	$24,278	
Median Family Income	$20,837	

Source: 1981 Census of Canada, Statistics Canada.

3.4 ECONOMIC ACTIVITY

Agriculture is the most prevalent economic activity. Virtually all of the arable land within the District (3,545 ha)[1] is cultivated for farming purposes. Dairying is the most dominant farming operation followed by that of beef cattle production and processing and the growing of a wide range of vegetables. The Agriculture Canada Research Station at Agassiz, established in 1888, assists the local and Lower Mainland agricultural industry in production technology and the search for economic agricultural activities to undertake. In 1981 the labour force in the agriculture sector in Kent was 185.

Forestry and mining are of relatively minor importance within Kent. Significant forest activity does occur along the Harrison Lake drainage with some loggers resident in Kent, but no logging companies or processing facilities are found in Kent. A little mineral exploration is being carried out near Sasquatch Park and elsewhere in the District there are large reserves of sand and gravel. Some manufacturing is evident, most of it very small scale with the exception of Manco Home Systems Ltd. in Agassiz. This company manufactures mobile homes and employs a total of 235 persons[2] with an annual payroll in excess of $5 million. Although an important corporate citizen, many employees are residents of Chilliwack. Burgess Feeds, with 16 employees, is one of the largest small firms.

Tourism is of great importance in Harrison Hot Springs with Kent being the gateway to Harrison. Although contiguous with Harrison and surrounded by beautiful scenery and excellent outdoor recreation areas, Kent itself is mostly pastoral and hence has little specific tourism development. Automobile service and some accommodation are available. See Table 84. In contrast, the Correctional Services Canada's three penal institutions are major employers with nearly 480 positions.

TABLE 84 TOURIST ACCOMMODATION, KENT 1983

Facility	Motel/Hotel	No.of Rooms	Total	Amenities
The Kent Hotel	motor hotel	28	28	TV, neighbourhood pub, complete dining facilities, golf driving range
Pathfinder Motel	motel	9	9	Hskpg. grassy area
Total :	1 motel, 1 motor hotel	37	37	

Source: Tourism British Columbia, Accommodation Guide 1983, p.34.
Also located along the Lougheed Highway is the Rock Face Gamp Grounds & Trailer Park.

1 - District of Kent Industrial Parksite Information, 1982.
2 - Memo of R.G. Hagan re Manco Home Systems Ltd., June 29, 1983.

4.0 LAND USE

4.1 RESIDENTIAL

In 1981, the total housing stock in Kent amounted to 1,075 dwelling units. See Table 85. The largest single category was single detached (76%) followed by apartments (12%). Almost 75% of all dwelling units were owned.

TABLE 85 HOUSING STOCK* AND TENURE, KENT 1981

	Single Detached	Single Attached	Apts. (5 storeys +)	Apt (<5 storeys)	Duplex	Other	Total
No.	820	25	-	125	10	95	1,075
%	76.3	2.3	-	11.6	.9	8.9	100.0

	No.	%
Owned	800	74.4
Rented	275	25.6
Total	1,075	100.0

* - Occupied private dwellings.

Source: 1981 Census of Canada, Statistics Canada.

Most of the apartment accommodation in Kent has been constructed since 1976. See Table 86. Although 1982 was a somewhat low year because of the Recession, typically 30 to 35 single family building permits are issued annually. Apartments are in the Agassiz urban area and tend to be built when the demand has risen sufficiently. Some of these buildings have been purposely built for seniors and include Hazelnut Grove seniors' apartments (36 units for 51 people) built by the Agassiz-Harrison Senior Citizens' Housing Society. Expansion is planned when funds are available. There is also the 14-person Dogwood Manor.

TABLE 86 BUILDING PERMITS ISSUED, KENT 1976 - 1982

	No. of Dwelling Units					
Year	Singles & Cottages	Double	Row	Apartments	Conversions	Total
1976	53	-	-	61	-	114
1977	46	2	-	44	-	92
1978	23	-	-	-	-	23
1979	25	2	-	-	-	27
1980	30	4	-	36	2	72
1981	38	2	-	63	-	103
1982	17	-	-	-	1	18

Source: Building Permits, Statistics Canada for 1976 - 1982.

In 1981, there were 131[1] vacant serviced lots on the market in Agassiz with an additional 230 serviced lots possible. The recent sewer extension will permit the development of 200 serviced lots. A wide range of housing[2] is available from stately older homes to modern townhouses and apartments. Two mobile home parks are also situated in Agassiz.

4.2 COMMERCIAL

The commercial centre of Agassiz is the main commercial area in Kent and is spread over approximately 4.85 ha of land. Parcels of land for commercial buildings are available. During 1982, the District and the Downtown merchants of Kent commenced a Downtown Revitalization Program. Design guidelines for building improvements and open space improvements have been prepared with some merchants already taking advantage of the facade improvement grants.

4.3 INDUSTRIAL

Areas zoned for light industrial use[3] are located within the centre of Agassiz. Vacant serviced land is available for development ranging from $37,000 to $50,000 per hectare. The designated area is ideally suited for those enterprises involving "cottage industry" operations and requiring limited floor space. These areas are serviced with sewer as is a vacant site of 2.8 ha next to Manco Homes.

Development of a 15 hectare industrial park for heavy industrial uses is being planned 6 kilometres northwest of Agassiz. Highway access to the area is present as well as rail facilities.

5.0 UTILITIES

5.1 SEWER

The District has one sewage treatment plant with secondary level treatment. It has a design capacity of 300,000 gallons per day and covers the urban area of Agassiz. Further expansion of approximately 200 lot capacity has recently been tendered with the system to be completed in 1984. The sewer extension is intended to take the overload of the existing system and to service a new residential area. At the moment, the existing system has 9.4 km of trunk sewer mains. The sewer rates for 1983 are:

Residential - $7.00 per month for single family dwelling
Commercial - schedule of rates depending on type of business

Only those within the Specified Area are charged for sewer service. Areas outside the core are all developed on septic tank systems.

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1 - District of Kent Official Community Plan, 1981, p.15.
2 - District of Kent Industrial Parksite Information, 1982, p.16.
3 - Ibid.

5.2 WATER

There is no municipal water system as all water users are on individual sand points (wells). No need is foreseen for a large municipal system.

5.3 GARBAGE DISPOSAL

Garbage collection is by private companies through individual arrangements. Depending on the nature of the items to be disposed of, disposal is by Municipal Incinerator Plant, constructed in 1982 or at a restricted use municipal landfill site.

5.4 TELEPHONE

Kent is served by the B.C. Telephone Company with service provided out of the Abbotsford office. Private, 2-party, 4-party and multi-party service for residences and businesses is available. The rates for 1983 are:

Monthly Telephone Rental Rates ($)

Area (Exchange)	Residences				Businesses		
	Private	2-Party	4-Party	Multi	Private	4-Party	Multi
Kent - 796 (Agassiz, Harrison Hot Springs)	$7.75	$5.05	$4.15	$4.00	$16.20	$9.60	$8.80

Source: B.C. Telephone Company.

5.5 ELECTRIC POWER

Electric power is provided by B.C. Hydro and Power Authority. Sample tariff rates are presented below:

Residential Service
- Basic charge $5.90 per 2-month period.
- First 500 kW.h per period @ 5.7565¢/kW.h
- Additional kW.h per period @ 3.9837¢/kW.h

General Service (under 35 kW demand)
- Basic charge $7.08 per 2-month period
- Energy charge on a declining stepped scale from 6.7021¢/kW.h for first 550 kW.h to 3.6291¢/kW.h for more than 14,000 kW.h per 2 months. Minimum charge of $10.04 for 2 months

General Service (35 kW and over)
- Basic charge $3.54 per month period
- Energy charge on a declining stepped scale from 6.7021¢/kW.h for first 275 kW.h to 2.3290¢/kW.h for more than 30,000 kW.h per month.

Two other Residential Service rates cover common use and multiple residential buildings. The Under 35 kW.h demand typically applies to uses such as display signs while other General Service rates exist for irrigation and transmission uses. Demand charging and discounts are also available for the various types of General Service. For further information, contact the B.C. Hydro office in Chilliwack.

5.6 FUELS

The urban area of Kent, Agassiz and the areas generally between Lougheed Highway, McCallum and Hot Springs Road, are provided with natural gas service by B.C. Hydro. Kent users are charged out at Lower Mainland rates. Presented below is a sample of the gas tariff:

General Service (all users)
- Basic charge $9.28 per 2-month period.
- Energy charge of 40.4907¢ per 100,000 kilojoules (a billing unit)
- A variety of schedules are available according to whether residential or non-residential and with or without space heating.

Interruptible Service (general, commercial & industrial use, CNG for transportation)
- Basic charge $5,049.92 per month for first 15,000 billing units or less.
- Energy charge of 31.7517¢ per add.billing unit beyond basic
- Certain exceptions and special conditions apply.

Seasonal Off-Peak Service (industrial or commercial use)
- Off-peak basic charge $684.73 per month for 2,000 or less billing units.
- Additional billing units @ 34.2368¢ each per month.
- Peak period rates and special conditions also apply.

Bottled gas and/or propane is available in Kent from Cigas Products Ltd. and Burden Tire.

Fuels and heating oils are also available from Imperial Oil Limited in Agassiz and Surrey Co-operative Assn. in Abbotsford.

6.0 COMMUNITY SERVICES

Kent is a low key rural community with all the traditional rural support systems and networks of self-help organizations which characterize country living. Kent is also a modern community with a forward thinking approach in the provision of services such as education and recreation.

6.1 EDUCATION

Public education at the elementary and secondary level is provided by School District No. 76 (Agassiz-Harrison) which is responsible for Kent, Harrison Hot Springs and Electoral Area F. The School District is elected and overseen by an elected Board of Trustees. See Table 87. There are four schools in the whole system of which three are in Kent, two elementary and one secondary school. One school, McCaffrey, has recently been vacated and will be used for community purposes until needed further. The School District has a total of 296 elementary pupils and 366 secondary students within Kent, although the whole system in 1983 served 733 students.

While Kent is not a large community, the School District has small enrollments partially because of the two community schools run by nearby Indian Bands. In the past many of these students have attended School District No. 76, especially for secondary education. In addition, many children commute to Abbotsford to the Mennonite Education Centre. Nonetheless, although a small system, the School District has tried to gear its children for the future.

TABLE 87 EDUCATIONAL FACILITIES, KENT 1983

Public Schools
School District No. 76 Administration Office

Agassiz

Elementary Schools			Secondary Schools		
Name	Grades	Enrollment	Name	Grades	Enrollment
Kent Elem.	K-6	296	Agassiz Elem/ Secondary	7-12	366
McCaffrey Elem. (non-operational 1983)	K-6	71			
		367			366

Source: School District No. 76, Enrollment report for September 19, 1983.

Independent Schools

Agassiz Christian School	(Gr.1-6/7)	approx. 100
Chehalis Community School	(K-12)	approx. 130
Seabird Island Community School	(K-6)	approx. 40

Post Secondary
Fraser Valley College

The School District has a computer education program with computer literacy studies in Grades 5 to 10 in addition to Computer Science in Grade 11. Because of the large number of Native people in the area, a Native Studies Advisory Committee has been established with representation from the Chehalis and Seabird Bands, as well as the School District. The Committee develops Native studies units for the school system curricula. The School District also operates Special Education Classes (hearing impairment, speech therapy, transition classes, learning assistance, socialization for Indian students). Aside from basic education, the School District has an active shared use program whereby its facilities are made available to Fraser Valley College, Leisure Services (municipal recreation) and community groups.

Fraser Valley College operates a regional centre in Kent with a small storefront office in Agassiz and use of the secondary school in the evenings. Available in Agassiz are some college services program information and regional programming.

6.2 HEALTH FACILITIES

The Upper Fraser Valley Health Unit has a small centre in Agassiz usually staffed with a public health nurse and clerk. The community also has two

physicians and three dentists (a dental group) resident in the area. For hospital services, residents go either to Chilliwack or to Mission. Provincial ambulance service is also available locally.

There is one adult care facility with a capacity of 19 persons. Work is now proceeding to obtain an intermediate care facility.

6.3 PRE-SCHOOL AND CHILD CARE FACILITIES

In 1982 there was only one licenced child minding service for general use although the Agassiz-Harrison Community Services Society has been investigating the creation of a child care/play school in McCaffrey Elementary School. There are also unlicenced home day cares and a nursery school on Seabird Island.

6.4 RECREATION

The District operates Ferny Coomb outdoor pool for summer use and has four major parks: Centennial Park with the Agricultural Hall, Livestock Pavilion and Kent Centennial Centre; Pioneer and Rotary Parks; and Vimy Cenotaph. While the District does not own a lot of facilities, it puts great effort into the programming of activities through Leisure Services. Facilities in schools, the Agricultural Hall and Pavilion support programs conducted by Leisure Services. The 1983 schedule reveals that activities are available for all age groups with programming seven days a week. Typical activities include soccer, rollerskating, gymnastics, pre-schooler play programs, jazz-er-cize, bingo and self-defence.

The secondary school is the site of a community participark, baseball facilities, and tennis courts. The Harrison Golf Course, a 9-hole course, is also located in Kent on the boundary of Harrison Hot Springs. Hiking is available in many areas including the nearby Sasquatch Provincial Park while Hemlock Resort ski area is a short drive for residents.

6.5 CULTURE AND ENTERTAINMENT

A small museum operated by the Harrison Lake Historical Society is located in the basement of the Municipal Hall. The Society is working to relocate the old CPR station to create a new museum site.

There is a community library in the secondary school. The library is a joint use library supplemented by the Fraser Valley Library Board to an adult standard. There is also a bookmobile service and a small library at Fraser Valley College offices.

The Kent Harrison Arts Council is an umbrella organization for local groups interested in the visual and performing arts. The major events are the Corn Festival and Fall Fair in September and Dominion Day Festival. There is also an Arts and Crafts House where various craft groups meet and display their wares.

In addition to the above-mentioned facilities, there are the following other meeting areas:

Anglican Church Hall
B.P.O. Elks Hall
Catholic Church Hall
Harrison Mills Community Hall
Masonic Hall
Royal Canadian Legion
Scout Hall
Community Services Hall

6.6 PROTECTION

Because Kent has a population of less than 5,000 persons, local policing is carried out directly by the Royal Canadian Mounted Police. The Agassiz Detachment is responsible for Kent, Harrison Hot Springs and Electoral Areas D and F. There are 14 police members and 2 public servants.

Fire protection for the whole District is provided by the Agassiz Volunteer Fire Department which has 31 volunteer staff members, one fire hall in Agassiz and three vehicles (2 pumpers, 1 service).

The Provincial Ambulance Services in Agassiz serves the whole area from Chilliwack to Mission. The Agassiz Harrison Search and Rescue group has a helicopter at its disposal and 4x4 vehicles.

6.7 SOCIAL ORGANIZATIONS

The Agassiz Harrison Community Services Society provides assistance where needed in the community. Typical services include: consumer service, kidpower, meals-on-wheels, transportation and women's resource centre. The Society also provides information and publishes a community directory. According to the directory in Kent there are more than 40 social clubs and organizations and 9 sports groups. Most of the major service clubs are represented as are agriculture groups, business and political parties. Reference should be made to the Directory for the current list of groups.

6.8 WORSHIP

There are five churches within Kent. These are:

All Saints Anglican
Christian Reformed Church
Greek Orthodox
St. Anthony's Roman Catholic
United Church Agassiz

6.9 COMMUNICATIONS

Kent has its own newspaper, the Agassiz-Harrison Advance, now in its 48th year, which is published Wednesdays and has a press run of 2,000. The Chilliwack Progress and the two metropolitan dailies, Vancouver Sun and Vancouver Province, are also available.

There is no radio service based in Agassiz but CHWK (Chilliwack) is available on AM. In addition, CBC AM broadcasting is provided on FM frequency.

Cable television service is provided by Pioneer Cablevision Ltd. which is based in Abbotsford but has an Agassiz office. The rates for 1983 are $53.00 for new installation, $26.50 for reconnection and $11.66 monthly. This service allows residents access to 15 stations including 8 Canadian and 7 American.

6.10 FINANCIAL INSTITUTIONS

The following financial institutions are located in Kent:

- Bank of Montreal
- Fraser Valley Credit Union

7.0 MUNICIPAL GOVERNMENT

7.1 INCORPORATION

The District Municipality of Kent has been an incorporated municipality since January 1, 1895.

7.2 REPRESENTATION

Kent has a five-person council consisting of a mayor and four aldermen elected each for two-year terms. On a continuous basis, each year either two or three council members are up for re-election. Kent is also one of the member municipalities of the Regional District of Fraser-Cheam.

7.3 SERVICES

The municipality is responsible for all the standard municipal services such as sidewalks and street lighting in the urban area of Agassiz, public works including sewage treatment, refuse disposal, road construction and maintenance, dyke and drainage works, the provision of parks and recreation facilities, building inspection and planning, and municipal administration, including business licences, bylaws and regulations. The District also has a Heritage Advisory Committee to advise on heritage matters and a Leisure Services Committee. There are 10 kilometres of major urban and 64 kilometres of local paved roads and a further 12 kilometres of treated gravel roads. These municipal activities are carried out by a permanent staff of 15 full-time and 1 part-time person.

The municipal offices are located at:

7170 Cheam Avenue
P.O. Box 70
Agassiz, B.C. V0M 1A0 Telephone (604) 796-2235

7.4 PLANNING SERVICES AND REGULATIONS

Kent does not have a planning department but has a Building Inspector who is also the Approving and Planning Officer. Consultants are utilized when required. The District has a recent Official Community Plan, Bylaw #779, adopted on May 25, 1981. Concurrent with the plan was also approved a new Zoning Bylaw #780. These two documents guide the development of future land use and transportation needs in the District. The OCP, in particular, ratifies the continuing role of Kent as primarily an agricultural community. The Zoning Bylaw indictes the intended use of specific parcels of land. Both documents should be consulted when buying property and building in Kent.

The municipality also has building regulations and inspections which govern the quality of new structures, as well as additions and renovations.

7.5 MUNICIPAL FINANCE

Local Assessment is based on actual values as determined by the B.C. Assessment Authority. For 1983, the total taxable assessment was $113,480,048. See Table 88.

TABLE 88 1983 TAXABLE ASSESSMENT, KENT

General	School Non-Residential	School Residential	Hospital
$ 113,480,048	$ 17,077,290	$ 6,696,725	$ 17,884,414

Source: District of Kent from the B.C. Assessment Authority.

The system for tax rates has recently been modified to use a combination of mill rates and tax rates. The 1983 mill and tax rates are set out below. See Table 89.

TABLE 89 MILL AND TAX RATES, KENT 1983

Property Class	Tax Rates (dollars of tax per $1000 taxable value		
	General Municipal	Debt	Regional District
1. Residential	$ 4.74	$ 0.36	$ 0.19
2. Utility	14.94	1.13	0.60
3. Forestry	10.00	0.76	0.40
5. Industrial	10.78	0.81	0.43
6. Business	6.38	0.48	0.25
7. Tree Farm	10.00	0.76	0.40
8. Seasonal	3.35	0.25	0.13
9. Farm	4.13	0.31	0.16

	Mill Rates
School - Residential	59.517
- Non-Residential	46.182
Regional Hospital	2.003
Municipal Finance Authority	0.020
B.C. Assessment Authority	1.399

Bylaw 1 - Sewer Frontage - annual levy as per bylaw file.
Bylaw 2 - Agassiz Drainage Area - $5.00 per acre - $20.00 minimum
Bylaw 3 - Harrison Mills Drainage Area - $5.00 per acre - $20.00 minimum
Bylaw 4 - Dyking - $0.135 per $1000 taxable value on general purposes assessment.
Bylaw 5 and 6 - Local Improvements - annual levy as per bylaw file.

Source: District of Kent Treasurer, 1983.

The total operating budget for general purposes, drainage areas, dyking areas, sewer and capital loan debt was $2,549,600. See Table 90. In addition, a further $1,279,432 was collected in 1983 by the municipality as its role as a collection agent for the school, hospital and regional districts, as well as the M.F.A. and B.C. Assessment Authority.

The municipal debt to the end of 1983 was estimated to be $972,960, based on the following debt levels:

General Long Term Debt	$119,006
General Short Term Debt	42,000
Sewer Long Term Debt	809,374
Sewer Short Term Debt	2,580
Total	$972,960

The unused borrowing power available to the District at December 31, 1982 was $3,771,063.

TABLE 90 1983 OPERATING BUDGETS, KENT

SUMMARY OF REVENUES & EXPENDITURES - GENERAL OPERATING BUDGET

Revenues		Expenditures	
Taxation	$956,820	General Government	$ 278,260
Grants in lieu of taxes	76,620	Protective Services	90,800
Services to other Govts.	5,900	Transportation Services	215,220
Sales of Services	45,300	Environmental Health	100,900
Other Revenues	89,100	Public Health & Welfare	9,900
Unconditional Contributions	181,906	Environmental Dev.Services	44,500
Conditional Contributions	30,900	Recreation & Cultural Serv.	184,300
Transfers & Collection	1,279,432	Debt Charges	107,280
		Transfers to Revenue	5,000
	$2,665,978	Transfers to Utilities & Specified Areas	123,400
		Capital Expenditures from Revenue	190,500
		Transfers to other Govts.	1,312,135
		Contingency	3,783
			$2,665,978

Specified Areas and Utility Section Summary	Revenues	Expenditures
Agassiz Drainage Area	$ 57,885	$ 57,885
Harrison Mills Drainage Area	10,130	10,130
Agassiz-Harrison Mills Dyking Area	22,435	22,435
Sewer Utility	226,200	226,200

General Capital Loan Fund Section Summary	Revenues	Expenditures
General Capital	$621,900	$621,900
Sewer Utility	224,500	224,500

Source: Bylaw No.826, a Bylaw of the Corporation of the District of Kent respecting the Annual Budget for the Year 1983.

8.0 REGIONAL, PROVINCIAL AND FEDERAL GOVERNMENT SERVICES

8.1 REGIONAL DISTRICT

There are no Regional District of Fraser-Cheam offices or maintenance yards in Kent. Residents travel to Chilliwack for regional matters.

8.2 PROVINCIAL SERVICES

The local offices of provincial ministries serve both Kent and Harrison Hot Springs and include:

Provincial Ambulance Services	796-2622	Motor Licence Office 7072 Pioneer	796-2228
Corrections Branch - Probation Office 7170 Cheam	796-9813	Parks Branch (Kilby Historic Park & Museum, 215 Kilby	796-9576
Upper Fraser Valley Health Unit 7170 Cheam	796-2191	Highways Maintenance Establishment Cheam Ave.	796-2610

Because of its proximity to Chilliwack, many Kent residents use provincial services located in Chilliwack.

8.3 FEDERAL SERVICES

Listed below are the local federal services:

Agriculture Canada Research Station 6947 No.7 Hwy, Agassiz	796-2221	Canada Post - Post Office 7048 Pioneer	796-2711
Correctional Service Canada Institutions:		Health & Welfare Medical Services - Health Centre	
Elbow Lake	796-2101	Chehalis - School Rd.	796-9601
Kent, Cemetary Rd.	796-2121		
Mountain Prison Sutherland Rd.	796-2231	R.C.M.P. 2070 McCaffrey	796-2211

Both the Agassiz Research Station and the security institutions are important to the local economies but serve the populations of the whole Fraser Valley.

Town of Hope and Area
Community Profile

TOWN OF HOPE AND AREA COMMUNITY PROFILE

1.0 INTRODUCTION

1.1 LOCATION AND SIZE

In 1983, the Town of Hope had an estimated population of 3,248 with a further 600 persons resident in the Kakawa Lake area northeast of the Town and another 1,000 persons in Silver Creek, west of town. The total area population of nearly 5,000 makes the Hope area the second most populous part of the Regional District of Fraser-Cheam. Situated at the junction of the Trans-Canada Highway (No. 1) and the Hope-Princeton Highway (No. 3), Hope is in the southeast portion of the region. See Figure 11. By highway, Hope is 53 km east of Chilliwack and 145 km from vancouver. The Town itself is built on a bench adjacent to the Fraser River and covers 485.6 ha.

1.2 MAJOR ACTIVITIES

The major function of the Town is a service centre for the Fraser Canyon; the community provides the primary shopping areas, and location of government services, including health and education. Tourism, logging and mining are also important industries in the area. Situated at a sufficient distance from Vancouver to warrant overnight and rest stops and at the crossroads of the two major routes from Vancouver to the Interior, the accommodation, food and fuel sectors of tourism have grown impressively. Little forest processing occurs within the area but a number of major logging companies in the Fraser Canyon draw their employees from Hope. Mining has long been a part of the local economy with a new major employer being the Carolin Mines gold mine up the Coquihalla.

1.3 GEOGRAPHY

The original townsite of the Town of Hope was laid out on the east bank of the Fraser River at a point slightly below where the Fraser, emerging from its canyon becomes navigable and is joined by the Coquihalla River. Some dyking has been undertaken to prevent flooding. Surrounded by numerous peaks in the Cascade Mountains, the setting is spectacular summer and winter. At a slightly higher elevation is Kakawa Lake, a small recreation lake and residential area, while to the southwest lies the Silver Creek area at the confluence of Silverhope Creek and the Fraser River. The land in this area is generally more low lying. Most of the terrain surrounding Hope is treed.

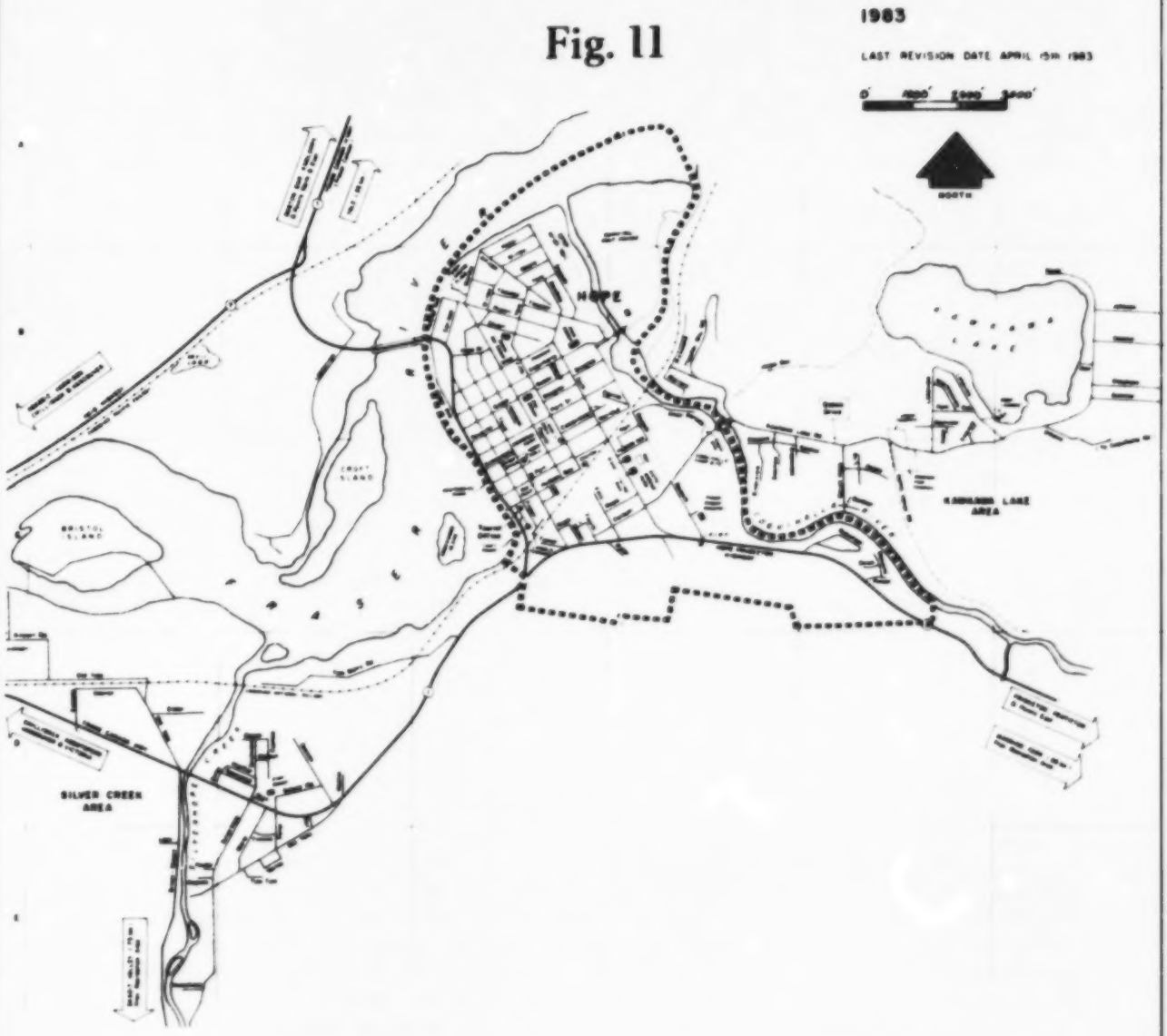
2.0 POPULATION

2.1 GROWTH RATE

In 1983, the Town of Hope was estimated to have a population of 3,248; the 1981 total population for Hope and area which has been defined to include Kakawa

TOWN OF HOPE
SILVER CREEK & KAWKAWA LAKE

Fig. 11



Lake area and all of Electoral Area C (including Silver Creek) was 5,337.1 See Tables 91 and 92. From 1961 to 1981, Hope grew by 454 persons for an annual average rate of growth of .8%. Recent growth from 1976 to 1981 was much higher at 1.6% per annum but there was a decline registered in 1976 from previous population highs. Much of this decline is likely attributable to a drop in household size. The total Hope area from 1971 to 1981 has increased by 1.3% per annum or 13%. Much of the new growth is outside the Town of Hope.

TABLE 91 POPULATION GROWTH, TOWN OF HOPE 1961 - 1983

	1961	1966	1971	1976	1981	1983 est
Population	2,751	2,948	3,153	2,963	3,205	3,248
% of R.D. of Fraser-Cheam	7.2	7.3	6.8	5.8	5.6	5.6
Absolute Change, 5-yrs.		197	205	-190	242	
% Change, 5-yrs.		7.2	6.9	-6.0	8.2	

TABLE 92 POPULATION GROWTH, HOPE AND AREA[2], 1971 - 1981

	1971		1976		1981		
	No.	% Total	No.	% Total	No.	% Total	
Town of Hope	3,153	67	2,963	61	3,205	60	
Kakawa Lake Area	400	8	483	10	591	11	
Silver Cr.Subdivision]El.		]			991]	19]	
" Flood,Laidlaw]Area	1,169	25]	1,418	29	348]	1,541 6]	29
Lismore Trailer Pk.] C		]			202]	4]	
Tuck Mobile Home Pk.]							
Total	4,722	100	4,864	100	5,337	100	
% Increase, 5-yrs.			3.0		9.7		

Source: Tables 95 & 96 - 1961-1981 Censuses, Statistics Canada; 1983, Central Statistics Bureau.

2.2 DISTRIBUTION

There has been a gradual shift over the last ten years to a growing proportion of the total area population being outside Hope. By 1981, 40% of the Hope area population was in unincorporated areas. Individually, Statistics Canada indicated that Kakawa Lake area had 577 persons, while Silver Creek Subdivision had a further 991 persons. The approximate population for Flood was 151 and for Laidlaw was 173. The remaining area population lives in more scattered locations or trailer parks.

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1 - Note, no estimates are available for the Enumeration or Electoral Areas.

2 - Kakawa Lake = Enumeration Area 010, Silver Creek Subdivision = E.A.008, Silver Creek, Flood, Laidlaw = E.A.009, Lismore Trailer & Tuck Mobile Home Parks = E.A.039. 1981 Enumeration areas used by Statistics Canada.

Note: No estimates are available for the Enumeration or Electoral Areas.

2.3 AGE COMPOSITION

The age compositions of the Town of Hope and the town combined with its surrounding area have only minor variations. The surrounding area appears to contain a slightly younger population. See Tables 93 and 94. Within the Town of Hope, the population has aged considerably since 1971, there being substantial declines in pre-school and school aged children and major increases in the elderly. This aging pattern has occurred throughout the province and is especially evident in established communities which more readily can serve the elderly.

TABLE 93 TOWN OF HOPE AGE COMPOSITION, 1971 - 1981

	1971				1981				1971-1981
Age Group	Male	Female	Total	%	Male	Female	Total	%	Total % Change
0 - 4	145	115	265	8.5	115	105	220	6.9	- 20.8
5 - 9	185	160	350	11.1	110	120	230	7.2	- 34.3
10 - 14	165	155	320	10.2	145	125	270	8.4	- 15.6
15 - 19	170	155	325	10.3	160	165	325	10.2	0
20 - 24	125	130	250	7.9	125	125	250	7.8	0
25 - 34	170	190	360	11.5	245	240	485	15.2	34.7
35 - 44	210	180	395	12.6	180	185	365	11.4	- 7.6
45 - 54	185	195	375	11.9	170	170	340	10.6	- 9.3
55 - 64	145	150	300	9.5	160	200	360	11.2	20.0
65 - 69	45	40	85	2.7	65	70	135	4.2	58.8
70 +	60	60	120	3.8	110	110	220	6.9	83.3
Total	1,620	1,530	3,150	100.0	1,595	1,610	3,205	100.0	1.7

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
Note: Totals do not add because of random rounding.

TABLE 94 HOPE AND AREA[1] AGE COMPOSITION, 1981

Age Group	Male	Female	Total	%
0 - 4	190	200	390	7.4
5 - 9	200	190	390	7.4
10 - 14	240	200	440	8.3
15 - 19	280	265	545	10.3
20 - 24	220	200	420	7.9
25 - 34	390	400	790	14.9
35 - 44	315	325	640	12.0
45 - 54	300	280	580	10.9
55 - 64	280	310	590	11.1
65 - 69	105	90	195	3.7
70 +	170	155	325	6.1
	2,720	2,635	5,425	100.0

Source: 1981 Census, Statistics Canada special enumeration area print-out produced by Central Statistics Bureau.
1 - Town of Hope, Kakawa Lake + Electoral Area C.

2.4 HOUSEHOLDS AND FAMILIES

Household size has declined in the Town of Hope from 3.2 persons in 1971 to 2.7 persons in 1981. See Table 95. This household size in the town is the same as in Chilliwack. The total Hope area household size is approximately 2.8 persons, as more family households with children are included.

Within Hope there has been a major decline in larger households (6 or more persons) with an appreciable increase in single person households. Family households which by definition include 2 or more persons, have also decreased from 3.6 persons to 3.1 persons in 1981.

TABLE 95 PRIVATE HOUSEHOLDS IN HOPE, 1971 - 1981

No. of Persons/Hhld.	1971		1981	
	No.	%	No.	%
1	160	17.1	255	22.1
2	225	24.2	365	31.6
3	150	16.1	175	15.1
4-5	285	30.7	320	27.7
6-9	105	11.3	40	3.5
10 or more	5	.5	-	-
Total	935	100.0	1,155	100.0
Average Household Size		3.2	2.7	
No. of Families in Private Households		735	865	
Average Family Size		3.6	3.1	

Source: 1971 and 1981 Censuses of Canada, Statistics Canada.
Note: Totals do not add because of random rounding.

2.5 PROJECTIONS

No population projections are available for the Town of Hope. With both a limited area for new housing (unless more intensive housing is constructed such as apartments) and a slow growth rate of less than 1% per annum, the town likely has a population capacity of 3,600 - 4,000 persons[1]. At historical rates of growth the lower figure would be reached in eight to seventeen years depending on whether recent or long term annual population increases occur.

The total Hope area, though, has no specific limitations other than sewer and water servicing. Significant amounts of residential land are available. Based on the rates of growth for the last ten years, the total area population[2] could reach 6,800 by 2001.

	1971	1981	1991	2001
Hope Area	4,722	5,337	6,030	6,800

1 - Assumes 1981 population of 3,205 utilizes 90% of built-up area. At 100% built-up, if in proportion, total population of 3,561. But some areas could be intensified, therefore possibly 4,000 persons.
2 - Assumes 13% growth over ten years (historical rate 1971-81).

Planning policies, servicing, family size and local economics will all affect the accuracy of these projections.

3.0 LABOUR FORCE, INCOME AND ECONOMIC ACTIVITY

3.1 LABOUR FORCE BY INDUSTRY SECTOR

In 1981, there were approximately 1,600 persons in the Hope labour force[1], an increase of 21% since 1971. See Table 96. The tertiary sector is the major sector, with Community, Business and Personal Services at 36.5% being the largest group, reflecting the importance of the accommodation and food sectors. Next largest were trade at 13.7% and forestry at 12.5%. Also important in 1981 was construction at 11.2%, high because of the work then being carried out on the Coquihalla Highway and Carolin Mines.

TABLE 96 LABOUR FORCE BY INDUSTRY DIVISION, HOPE, 1971 and 1981

Industry Division	1971 No.	1971	1971 %	1981 No.	1981 %
Primary:					
Agriculture	15	260	1.1	10	0.6
Forestry	135		10.2	200	12.5
Fishing & Trapping	-			-	-
Mining	110		8.3	15	0.9
Secondary:					
Manufacturing	60		4.6	125	7.8
Construction	115		8.7	180	11.2
Tertiary:					
Trans.Comm. & Utilities	85		6.4	130	8.1
Trade	180		13.6	220	13.7
Finance/Insur./Real Estate	30		2.3	55	3.4
Comm./Bus. & Pers. Services	390		29.6	585	36.5
Public Admin. & Defence	75		5.7	80	5.0
Industry Unspec.or Undefined	125		9.5	5	.3
Total	1,320		100.0	1,595	100.0

Source: Statistics Canada, 1971 Census Microfiche, 1981 Census.

3.2 PARTICIPATION AND UNEMPLOYMENT RATES

The participation rate for men in 1981 was just over 78%, the highest in the Regional District. The female participation rate was nearly 53%, also considerably higher than elsewhere in Fraser-Cheam. See Table 97.

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1 - 1981 Census data is not yet available on a small area basis for the surrounding area.

TABLE 97 LABOUR FORCE PARTICIPATION AND UNEMPLOYMENT RATES, HOPE 1981

	Labour Force Size	Participation Rate (%)	Unemployment	
			No.of Persons	Rate %
Males	945	78.1	40	4.2
Females	650	52.6	70	10.8

Source: 1981 Census of Canada, Statistics Canada.

The unemployment rate was 4.2% for men and 10.8% for women. No more recent data for Hope alone is available, although the forest sector is down while mining is up.

3.3 INCOME

The income data based on tax returns reflects the Hope area as it includes all tax filers who use Hope as their postal address. The tax returns indicate that the 1981 average tax return was just over $14,300, just slightly above the rate for Chilliwack ($14,200). See Table 98. Total reported personal income has grown consistently with the exception of 1977 to reach more than $57 million in 1981.

TABLE 98 TAXATION RETURNS, HOPE AREA RESIDENTS, 1974 - 1981

Year	No. of Returns	Total Income ($000s)	% Increase	Average Income	% Increase
1974	3,062	23,259		$ 7,596	
1975	2,935	25,254	8.6	8,604	13.3
1976	3,008	29,453	16.6	9,791	13.8
1977	2,768	30,602	3.9	11,055	12.9
1978	3,184	34,241	16.3	10,754	- 2.7
1979	3,255	37,987	10.9	11,670	8.5
1980	3,816	49,337	29.9	12,929	10.8
1981	4,001	57,388	16.3	14,343	10.9

Source: Central Statistics Bureau, Ministry of Industry and Small Business Development from Revenue Canada Income Tax Returns.

Census family income which is only for the Town of Hope, reveals an average family income of $28,220 in 1980, the highest in the Region. In addition, 53% of all families had an annual income of $25,000 or more with a high 17% in the $40,000 plus range. See Table 99.

TABLE 99 CENSUS FAMILY INCOME
TOWN OF HOPE RESIDENTS, 1980

Income Groups	No. of Families	%
< $5,000	30	3.5
$ 5,000 - 9,999	85	10.1
$10,000 - 14,999	90	10.7
$15,000 - 19,999	90	10.7
$20,000 - 24,999	100	11.8
$25,000 - 29,999	120	14.2
$30,000 - 39,999	185	21.9
$40,000 and over	145	17.1
Total	845	100.0

Average Family Income	$28,220
Median Family Income	$25,961

Source: 1981 Census of Canada, Statistics Canada.

3.4 ECONOMIC ACTIVITY

Forestry, the service sector - especially tourism - and construction have been the mainstays of the local economy. Hope functions as a service point for all logging companies in the Fraser Canyon; important locally are Whonnock Lumber, G & F Logging, Alison Pass Sawmills, Rennie Logging and Hunsbedt Logging. The B.C. Forest Products mill in Boston Bar has also traditionally hired people from Hope, while Whonnock operates its own dry land sort and booming ground just outside Hope on the way to the airport.

Tourism in the form of accommodation, food and gas service is critical to Hope in the summer and is increasingly becoming a year round industry. Within the town proper there are over 430 accommodation spaces, mainly in motels, while the surrounding area has a further 600 plus, mostly in campsites and trailer spaces. There is one hotel with extensive food and beverage service. See Table 100. There are also 25 restaurants. Hope is a natural crossroads for travellers to and from Vancouver and the Interior and is also the major tourism service centre for visitors to Manning Park, summer and winter. Hope is also the major retail trade centre for all of the Fraser Canyon, while the School District and Hospital, as well as provincial ministries, provide a further 300 jobs.

Hope is also a major construction centre and headquarters of Emil Anderson Construction Co. Ltd., one of the largest independently-owned construction firms in B.C. and one of the largest private employers in Hope. This firm, with a regular staff complement of 80-100 persons, has its headquarters, main equipment storage and maintenance shop in Hope. The firm specializes in heavy construction (tunnels, hydro dam projects, roads) throughout Alberta, B.C., Yukon, Saskatchewan and the northern U.S.A. Recent projects, some of which are joint ventured, have ranged in size from $10 million to $35 million.

Carolin Mines, a gold mine operation up the Coquihalla Valley, is also an important new employer with approximately 135 persons employed on site to

produce gold bars. Historically, mining has long been part of the community (e.g. Murphy, Idaho, Pipestem, Pride of Emory mines).

Aside from these major economic sectors, Hope has an important transportation and utilities segment (various trucking and cartage firms, CNR, Westcoast Transmission Co. Ltd., Trans Mountain Pipeline).

TABLE 100 TOURIST ACCOMMODATION - HOPE AND AREA, 1983

No.	Facility	Motel	Trailer Pk/ Campground	No. of Units: Rooms	Camp- Sites	Trailer Spaces	Total	Amenities
Town of Hope:								
1.	Mount Hope Motel	*		10			10	colour TV, play area
2.	Imperial Motel	*		26			26	hskpg, nr.restaurant cablevision, phones, sauna/indr.htd.pool, kitchen units
3.	Maple Leaf Motel	*		23			23	phones, hskpg., licenced dining lounge & coffee shop
4.	Lucky Strike Motel	*		14			14	hskpg, cablevision, phone
5.	Alpine Motel	*		14			14	hskpg, phones, cablevision,music,coffee
6.	Rupert Taylor Motor Inn	*		18			18	cablevision, family units, playgrnd,licenced din.& banquet rms., coffee shop
7.	Royal Lodge Motel	*		20			20	hskpg, cablevision, coffee,adj.restaurant
8.	Flaming O Motel	*		15			15	kitchens, family units,cablevision, coffee/tea,new restaurant & shopping
9.	Colonial "900" Motel	*		13			13	sitting areas,cable. coffee,kitchenettes,
10.	Slumber Lodge	*		33			33	gift shop, phones cablevision,indr.pool sauna,family plan,
11.	Economy Inn	*		24			24	seasonal restaurant colour TV, downtown,
12.	Park Motel	*		21			21	nr.dining & shopping suites,kitchenettes,
13.	City Centre Motel	*		24			24	cable,boat charters TV, city centre
14.	Skagit Motel	*		25			25	hskpg,cablevision, park-like setting
15.	Friendship Inn Towne Motel	*		24			24	phones,cablevision, suites,hskpg, opp. restaurant

TABLE 100 (continued)

No.	Facility	Motel	Trailer Pk/ Campground	No. of Units Rooms	Camp- Sites	Trailer Spaces	Total	Amenities
16.	Swiss Chalets	*		22			22	alpine chalets,cable. hskpg,some fireplaces family chalets, adj.restaurant
17.	Red Roof Inn	*		27			27	hskpg,cable,coffee, swim.pool(spa),sauna
18.	Hope Motor Hotel			50			50	80-seat cocktail lounge,75-seat dining lounge,125-seat cabaret,195-seat pub & 40-seat restaurant
19.	Telte-Yet Campsite		*		30		30	17 hook-ups, in-town site
Sub-Total		1 hotel 16 motels	1 campground	403	30		433	
Hope Area:								
20.	Hunterville Campsite		*		19	11	30	May-Sep,shaded,campfires,showers,laundromat,picnic tables, playgrnd, complete & partial hookups,sani stn,fishing licences
21.	Wild Rose Campground		*		23	22	45	Apr-Oct, complete & partial hookups,pull-thrus,sani-stn,toilet showers,laundromat, power,picnic tables, shaded sites, fire pits,store
22.	Flood Falls Campsite		*		21	12	33	washrooms,shower, toilets,sauna,laundromat,sani-stn,pull-thrus,full hookups, river & lake fishing & nr.waterfall hike
23.	Hope KOA Kampground Ltd.		*		50	100	150	washrms,shwrs,laundromat,htd.pool(seas) picnic tables,sani stn,store, 40 pull-thrus, 3-way hookups
24.	Holiday Motel & Trailer Pk.	*	*	20	5	10	35	hskpg,cable,htd.pool (seas),licenced dining lounge,sani-stn,shwrs, hook-ups

TABLE 100 (continued)

No.	Facility	Motel	Trailer Pk/ Campground	No. of Units: Rooms	Camp Sites	Trailer Spaces	Total	Amenities
25.	Coquihalla Campsite		*		135		135	Apr-Oct, on Coquihalla River, toilets, shwrs, sani-station
26.	Poole's Evergreen Resort		*		90	10	100	Apr-Oct, shwrs, laundromat, hookups, sani-stn, store, on Kakawa Lake, ice, boat rentls fishing, waterskiing, swimming, games room
27.	Cariboo Trail Campground & Trailer Park		*		30	6	36	complete & partial hookups, shwrs, shaded sites, toilets, store, laundromat, sani-stn
28.	Camper's Roost Park		*		22	30	52	Apr-Oct, shady, pull-thrus, compl. hookups, laundromat, shwrs, toilets, outdr. htd. pool, sani-stn, store supplies propane
Sub-Total	1 motel/trailer park 1 campground and 7 trailer pk/campgrnds			20	395	201	616	
Total Hope and Area: 1 hotel, 16 motels, 1 motel/trailer park 2 campgrounds 7 trailer park/campgrounds				403	425	201	1045	

Source: Tourism British Columbia: Accommodation Guide, 1983, pp.37-38 and Town of Hope.

4.0 LAND USE

4.1 RESIDENTIAL

In 1981, there was a total housing stock of 1,155 dwelling units in the Town of Hope, with a further 745 units in the surrounding area for a total Hope area housing stock of 1,900 dwelling units. See Tables 101 and 102. The largest single category in both the town and nearby areas was single detached units (80.0% and 72.5% respectively), although movable units were also high and usually function like a single family dwelling. The town has a modest stock of

apartments. Across the whole Hope area nearly 72% of all dwelling units were owned.

TABLE 101 HOUSING STOCK[1] AND TENURE, TOWN OF HOPE 1981

	Single Detached	Single Attached	Apt (5 storeys +)	Apt (< 5 storeys)	Duplex	Other	Total
No.	900	105	5	105	20	20	1,155
%	80.0	9.1	.4	9.1	1.7	1.7	100.0

	No.	%
Owned	780	67.5
Rented	375	32.5
	1,155	100.0

1 - Occupied Private Dwellings.
Source: 1981 Census of Canada, Statistics Canada.

TABLE 102 HOUSING STOCK* AND TENURE, HOPE AND AREA 1981

	Single Detached	Single Attached	Apt (5 storeys +)	Apt (< 5 storeys)	Duplex	Movable & Other	Total
No.	1,385	110	10	115	30	260	1,900
%	72.5	5.8	.5	6.0	1.6	13.6	100.0

	No.	%
Owned	1,360	71.6
Rented	540	28.4
	1,900	100.0

* - Occupied Private Dwellings for Hope, Kakawa Lake and Electoral Area C.
Source: 1981 Census of Canada, Statistics Canada.

The year 1980 was a record for the issuance of residential building permits in Hope, bringing on stream 83 units, 40% being apartments. See Table 103. However, the low figures for 1982 and 1983 reflect the recent uncertainty in the economy and will likely not persist. On average, from 1976-1981, the town issued 44 permits annually. Comparable figures for the total surrounding area are not available with the exception of Electoral Area C (approximately 15 dwelling unit starts 1978-1983 annually[1]). Generally significant new residential construction is going into the unorganized areas, although some of the housing is seasonal.

1 - Provided by Regional District Planning Department.

TABLE 103 BUILDING PERMITS ISSUED, TOWN OF HOPE 1976 - 1983

	No. of Dwelling Units					
	Singles & Cottages	Double	Row	Apartments	Conversions	Total
1976	20	2	-	11	-	33
1977	27	4	-	-	-	31
1978	21	-	-	12	2	35
1979	10	-	-	16	2	28
1980	50	-	-	32	1	83
1981	30	-	-	24	-	54
1982	6	-	-	-	-	6
1983	4	-	-	-	-	4

Source: Building Permits, Statistics Canada for 1976-1982.

Most serviced residential lots are available in either the Kakawa Lake area or the Silver Creek Area.

4.2 COMMERCIAL

Most commercial floor space in the Hope area is concentrated in the downtown section of the town, although highway-commercial uses are found along the Trans-Canada and Hope-Princeton highways. In 1983, Hope had an estimated 184,000 sq.ft.[1] of retail floor space with significant additional space in the accommodation and automobile sectors. The estimated trading area of Hope is about 8,000 persons and includes not only the town but all of Electoral Areas A, B and C (as far north up the Fraser Canyon as Boston Bar/North Bend), east into Manning Park/Eastgate and a number of Indian Reserves. Because of its location, Hope also benefits extensively from pass-through tourist and commercial traffic.

The Town of Hope has commenced a Downtown Revitalization for its core area. Recent work includes preparation of a plan, improvements to underground services, sidewalk pavers and landscaping. To date, the town has carried this work out through their own municipal budget. When local merchants join together in this Revitalization process, they will become eligible for provincial grants for storefront improvements. Completion of the Revitalization is scheduled for 1985.

Proposals for local commercial development in the Silver Creek area have been mentioned, but there is concern that the town's strong core not be diluted.

4.3 INDUSTRIAL

The Town of Hope does have light industrial areas within its boundaries. In 1982 there were 49.3 ha of land industrially used, zoned or designated, of

1 - Ray De Sorcy, Town Clerk, Hope, January 1984.

which 26.8 ha were in current industrial use. See Table 104. Major industrial uses included railway property, utilities, wholesaling and warehousing. Approximately 8.2 ha of industrial land is vacant, of which one parcel, a single block of 6.1 ha offers excellent opportunities. The site has good road access, a contiguous railway line and the potential for full servicing.

TABLE 104 INDUSTRIAL LAND SUMMARY, HOPE 1982

	Area (ha)	% of Regional Total
Industrially Used, Zoned or Designated Land	49.3	4.2
Industrially Zoned or Designated Land Only	46.6	6.6
Non-Industrial Uses within Industrial Zones or Designations	14.3	8.8
Industrial Land Uses Outside Industrial Zones or Designations	2.2	0.6
Totally Vacant Industrial Land	8.2	3.8

Source: Fraser-Cheam Regional District Industrial Land Inventory, Planning Department, 1982.

While industrial land inside the Town of Hope is limited, additional industrial land could be made available in the Silver Creek area. A parcel of land of 5.7 ha, of which 4.45 ha are usable, known as the Silver Creek Industrial Park site has been set aside for industrial park purposes, and is in the area served by the Silver Hope Trunk Sewer, although not yet connected. The site is just off the Trans-Canada Highway and could have increased acreage were a heavy industrial use contemplated.

5.0 UTILITIES

5.1 SEWER

The Silverhope Sewage System[1] (Trunk Sewer and Treatment Plant) was put in place in 1979 and is provided for the Town of Hope and parts of Kakawa Lake and the Silver Creek area by the Regional District. The system is a pair of aerated basins with secondary treatment; initial design capacity is for 5,000 persons with current use estimated at under 4,000 persons. The pipe capacity is adequate to 10,000 persons now and the basin system has been laid out to permit expansion. The town has its own collector system while Kakawa Lake and Silver Creek both have Regional District collector systems. Residential users within the town pay $48.00 per year; commercial and industrial users have rates varied according to use.

5.2 WATER

The Town of Hope has its own municipal water supplied by three wells. Average use is 300,000 gallons per day and no treatment is required. Cost is $42.00 per year for Residential users with commercial and industrial users on a metered system.

1 - Brian Walker, Dayton & Knight Engineers, September 1983.

Kakawa Lake and Silver Creek areas are served by wells and private water systems. These systems are under study to ascertain current utilization.

5.3 GARBAGE DISPOSAL

Garbage service is provided by the Town of Hope at a cost of $18.00 per year for Residential users. The landfill site is located about 3 km from town and is probably adequate for 20 years. Commercial/industrial users have service on a bin basis provided by the Town of Hope. For the areas outside town, collection is by private contractor and disposal at the municipal landfill site. This service is provided by the Regional District on a Specified Area basis.

5.4 TELEPHONE

The Hope area is served by the B.C. Telephone Company through their Abbotsford office. Private, 2-party, 4-party and multi-party service for residences and businesses is available. The rates for 1983 are:

Area	Residences				Businesses		
	Private	2-Party	4-Party	Multi-	Private	2-Party	Multi-
Hope, Silver Creek Kakawa Lake (869)	$ 7.75	$ 5.05	$ 4.15	$4.00	$16.20	$ 9.60	$ 8.80

Source: B.C. Telephone Company, September 1983.

5.5 ELECTRIC POWER

Electric power is provided by B.C. Hydro and Power Authority. Sample tariff rates are presented below:

Residential Service (single family)
- Basic charge $5.90 per 2-month period.
- First 500 kW.h period @ 5.7565¢ per kW.h
- Additional kW.h per period @ 3.9837¢/kW.h

General Service (under 35 kW demand)
- Basic charge $7.08 per 2-month period.
- Energy charge on a declining stepped scale from 6.7021¢ per kW.h for first 550 kW.h to 3.6291¢ per kW.h for more than 14,000 kW.h per 2-months.
- Minimum charge of $10.04 for 2-months.

General Service (35 kW and over)
- Basic charge $3.74 per month.
- Energy charge on a declining stepped scale from 6.7021¢ per kW.h for first 275 kW.h to 2.3290¢ per kW.h for more than 30,000 kW.h per month.

5.6 FUELS

Natural gas provided by B.C. Hydro is available throughout the Town of Hope and in parts of the Silver Creek area. Hope area users are charged out at Lower Mainland rates. Presented below is a sample of the gas tariff:

General Service (all uses)	- Basic charge $9.28 per 2-month period - Energy charge @ 40.4907¢ per 100,000 kilojoules(billing unit) - a variety of schedules are available according to whether residential or non-residential and with or without space heating.
Interruptible Service (general, commercial & industrial use & CNG for transportation)	- Basic charge $5,049.92 per month for first 15,000 billing units or less - Energy charge of 31.7517¢ per additional billing unit beyond basic - certain exceptions and special conditions apply
Seasonal Off-Peak Service (industr.or commercial use)	- Off-peak basic charge $684.73 per month for 2,000 or less billing units - Additional billing units @ 34.2368¢ each per month - Peak period rates and special conditions apply

Bottled gas and/or bulk propane is available in the Hope area from Cigas Products Ltd., Mohawk Propane Ltd., and Speedy Propane Delivery. Fuel and heating oils are also readily available from Chevron Canada Ltd. and Imperial Oil Ltd.

6.0 COMMUNITY SERVICES

The Hope area is nestled in an outdoor recreationalist's paradise. But it is its community services and pleasant small-town character which makes it a year round place for families.

6.1 EDUCATION

Public education at the elementary and secondary level is provided by School District No.32 which covers all of Hope as well as Electoral Areas A, B and C. See Table 105. The School District is overseen by an elected Board of Trustees. There are two elementary schools, one junior school, one alternate school, and one secondary school in Hope with a total enrollment of 559 elementary pupils and 647 secondary pupils. Both systems have excess capacity. In addition to these facilities, the School District operates three other schools in Yale, Boston Bar and North Bend.

The Hope school system operates not only the standard academic and vocational courses, but also has a Special Education Program, Educational Psychologists, Hearing and Speech therapy, and a program for sexually abused children. In addition, because of the significant Native Indian population within the area, the School District has an Indian Education Co-ordinator to aid in developing units on Indian culture for integration into social studies programs.

TABLE 105 PUBLIC EDUCATION FACILITIES, HOPE AREA 1983

School District No.32
Administration Office: Park & 4th Avenue, Hope 869-2411

Elementary Schools				Secondary Schools			
Name	Grades	Net* Enrollment	Capacity	Name	Grades	Net Enrollment	Capacity
Coquihalla	K-6	398	480	Hope Sec.	9-12	407	588
Silver Crk.	K-6	161	278	C.E.Barry (Jr.)	7-8	228	254
		559	758	H.A.R.P.**	9-11	12	-
						647	842

* - Enrollment as of September 20, 1983.
** - Hope Alternate Re-entry Program.

Source: School District No.32, October 1983.

There are no independent schools in Hope.

Fraser Valley College has a satellite campus and offers university transfer courses and general interest programs.

6.2 HEALTH FACILITIES

Fraser Canyon Hospital with 38 acute care beds and 65-70 staff is located in a campus setting in Hope. Pending provincial funding, major upgrading, especially for radiology, is anticipated within five years. In the planning stage is an intermediate (35 bed) and extended care (15 bed) facility to be located at the hospital site. Commencement of operation is scheduled for early 1986. In addition, there are 8 physicians and 4 dentists serving Hope. The Upper Fraser Valley Health Unit maintains an office in Hope.

Within Hope there are also 2 adult care facilities with capacity for 29 persons and the Mt. Hope Senior Citizens Home for 24 residents.

6.3 PRE-SCHOOL AND CHILD CARE FACILITIES

Pre-school and child care facilities are available. In 1982 there were two licenced facilities, The Playhouse which offers both daycare and childminding and Tiny Tots Playtime. Total capacity was 40 daycare/playschool and 8 childminding. For further information contact the Hope Community Pre-school Association.

6.4 RECREATION

The Hope area has an abundance of recreation facilities, some provided by the Town or Regional District, others privately. The main facilities include:

- Swimming Pool - 25 m outdoor, owned and operated by Regional District
- Hope Golf and Country Club - 9 hole public course on Town property with private clubhouse
- 18-hole Mini Golf - private
- Hope Curling Rink - 4 sheet rink, private club managed but on Town property
- Tennis Courts - 5 in Town and more at Silver Creek School
- Hope and District Arena - owned and operated by Regional District. Offers ice and roller skating seasonally
- Fraser Bowl & Raquet Club - private, offers 8 lanes, 5-pin bowling and 2 raquet courts
- Golden Agers Drop-in Centre - offers lawn and carpet bowling
- Baseball diamonds - 5 run by Town and 5 more at schools; spring and summer programs
- Dino's Billards - private billiard hall

There are also a number of municipal parks (6th Ave. Park, Coquihalla Park) in the area, the largest being Memorial Park in the centre of the Town of Hope. The use of many of the public facilities is co-ordinated by the Hope and District Recreation Commission.

Throughout the year there are many other recreational activities including: baseball, soccer, BMX (track under construction), 4x4 racing, Loggers Sports (amateur), Riding Club (horses), gliding and soaring (grass airfield), river rafting, hiking, prospecting and canoeing. Skiing (both downhill and cross-country are available at Manning Park and Silver Tip to the east, while both Manning Park and Skagit Valley Recreation Area offer high quality outdoor recreation opportunities including camping close at hand.

There are also two large church camps in the area: Camp Hope of SDA Church and Camp Kakawa of The Pacific Alliance Church. To the north closer to Yale is Camp Squeah.

6.5 CULTURE AND ENTERTAINMENT

The Hope Area Arts Council is responsible for co-ordinating groups with an arts bias (performing, linguistic) and also arranges for in-town performances of a wide range of cultural events from symphonies to the Moscow Circus.

The Town of Hope has a municipal museum which moved into new quarters in 1980. The highlight of this attractive museum is its major outdoor display of the Home Gold Mill. The local library is in the Municipal Hall and is a branch of the Fraser Valley Regional Library. There is also a cinema with 2-3 different films weekly.

Enjoyed by all residents of the area is the major celebration, Hope Brigade Days, held in early September.

6.6 PROTECTION

Police protection is provided by the Royal Canadian Mounted Police. The Hope Detachment which serves all the Hope area, including Yale to Manning Park, and Freeway patrol to Bridal Falls, has 23 members.

Fire protection for the area is provided by three volunteer fire departments: Town of Hope, Kakawa Lake and Flood, Laidlaw and Silver Creek. Each department has its own fire hall and equipment.

6.7 SOCIAL ORGANIZATIONS

Hope Community Services is a non-profit group which works to meet various social needs in the area including operating a crisis line and thrift store and providing information.

Within the Hope area there are six service clubs, three of which have halls, and eight other special purpose societies including the Hope and District Historical Society, Hope Ratepayers Association and Search and Rescue. In addition, there are a wide variety of sports clubs (baseball, soccer, curling, golf, figure skating, minor hockey, riding and swimming). For further information, contact the Hope Community Services.

6.8 WORSHIP

To provide for the religious needs of the community there are the following churches:

- Grace Baptist Church
- Holy Cross Lutheran Church
- Pentecostal Tabernacle
- Kingdom Hall
- Pacific Alliance
- Roman Catholic Church
- Hope United Church
- Christ Church (Anglican)
- Seventh-Day Adventist Church

6.9 COMMUNICATIONS

The Hope area is served by the Hope Standard with a press run of approximately 2,700 published weekly on Wednesday. The Standard is 36 years old. In addition, the Vancouver Sun and the Vancouver Province are readily available.

The local radio station is CKGO 1240, "the Canyon Connection", a popular music format station. CBC AM broadcasting is provided on FM frequency.

Cable television service is provided by Hope Cable Television Ltd. with 1983 fees of $31.80 for connection and monthly rental rate of $11.13.

6.10 FINANCIAL INSTITUTIONS

The following financial institutions serve the Hope area and the whole Fraser Canyon:

- Bank of Montreal
- Canadian Imperial Bank of Commerce
- First Heritage Savings Credit Union

7.0 MUNICIPAL GOVERNMENT

7.1 INCORPORATION

The Town of Hope was first incorporated as a Village in 1929 and then as a Town on January 1, 1965. Kakawa Lake and Silver Creek areas are unincorporated built-up areas, with Kakawa Lake situated in Electoral Area B and Silver Creek in Electoral Area C. The Town of Hope is a member of the Regional District of Fraser-Cheam while the unincorporated areas receive regional consideration as parts of Electoral Areas B and C.

7.2 REPRESENTATION

The council for the Town of Hope has five members, a mayor and four aldermen, each elected for two-year terms. Elections are held annually with two or three members up for re-election each year.

The Kakawa Lake and Silver Creek areas have representation on the Regional District Board through the Electoral Area Directors for Areas B and C, respectively. These two areas do not have any direct voice in the affairs of the Town of Hope, although they are adjacent.

7.3 SERVICES

For residents of the Town of Hope, the Town carries out all the usual municipal services such as street lighting, local road construction and maintenance, planning, bylaw regulations, sidewalks, water, sewer connections, business licences, garbage service, and fire protection. The Town also operates a municipal cemetary, a tourist information building, museum and provides the land for various regional and private recreational facilities.

The Town Hall is located at:

325 Wallace Street,
P.O. Box 609,
Hope, B.C. V0X 1L0 Telephone (604) 869-5671

The unincorporated areas have some services provided by the Regional District, usually through Specified Area regulations. In the Kakawa Lake area there are planning and bylaw regulations administered by the Regional District, fire protection and sewer service; recreation facilities in Hope also serve Kakawa Lake. Silver Creek is similarly served.

7.4 PLANNING SERVICES AND REGULATIONS

The Town of Hope does not have an Official Community Plan as the existing townsite is over 90% developed and, to date, Zoning Bylaw No. 461 (1970) has been felt to be quite adequate.

Kakawa and Silver Creek areas are covered by zoning regulations directly administered by the Planning Department of the Regional District. The two areas are eligible for Official Settlement Plans either individually or for their whole Electoral Areas but may not have plans prepared until as late as 1985. Nonetheless, the Regional District is monitoring their growth and making provisions for water and sewer services as required.

In all three areas building permits are issued for the construction of new additions and renovations; Hope is responsible for its own area, while the Regional District handles Kakawa Lake and Silver Creek.

7.5 MUNICIPAL FINANCES

In 1983, the assessment base of the Town of Hope was:

General Tax Base	$82,741,842
School Tax Base	$12,506,658
Hospital Tax Base	$12,506,658

These are based on actual value as determined by the B.C. Assessment Authority.

The system for tax rates has recently been modified to use a combination of mill rates and tax rates. In 1983 these were:

1983 TAX RATES

Mill Rates	- Hospital	2.003
	- BCAA + MFA Tax	1.4190
	- Local School Tax	66.8731
	- Non-residential school mill rate	52.863
	- Regional District (admin.)	1.543
Variable Tax Rates	- Municipal	
	- Reg.Dist.(sewer)	
	- Reg.Dist.(recreation)	
	- Reg.Dist.(arena)	

The operating budget for general purposes, sewer and water for 1983 was for a total of $2,510,000. See Table 106. In addition, a further $833,000 was collected in 1983 by the municipality as its role as a collection agent for the school, hospital and regional districts, as well as the Municipal Finance Authority and B.C. Assessment Authority.

TABLE 106 1983 OPERATING BUDGET SUMMARIES, TOWN OF HOPE

General Operating Budget:

Revenue		Expenditure	
Taxes	$ 505,657	General Govt.	$ 151,800
Grants-in-lieu of taxes	59,000	Protective Services	47,200
Sales of Services	150,000	Transportation Services	498,000
Revenues from own sources	413,000	Environ. & Public Health	176,000
Transfers from Prov.Govt.	739,686	Environ. & Dev. Services	59,000
Collections for other govts.	832,772	Recreation & Cultural Serv.	128,000
Transfers	255,000	Capital Expenditure	900,000
		Transfer to own funds	99,100
Total Revenue	$2,955,115	Transfer to Other govts.	896,015
		Total Expenditure	$2,955,115

Utility Operating Budget:

Utility	Revenues	Expenditures
Waterworks	$ 86,000	$ 86,000
Sewer Enterprise	301,758	301,758

Source: Town of Hope 1983 Budget.

The municipal debt to the end of December 31, 1982 amounted to $330,467, all of it attributable to Utilities and Sewers.

Kakawa Lake and Silver Creek do not have budgets particular to their areas with the exception of the following figures for Defined Areas, Parcel Taxes and Specified Area services handled by the Regional District.[1]

Kakawa Lake Area (In Electoral Area B):

Defined Areas	
. part of Recreation A, B, C & Town of Hope	$ 65,255
. part of Electoral Area B and C Garbage	55,070
. part of Arena B, C, Town of Hope	117,177
. part of sewage (defined) B, C, and Town of Hope	205,234
Parcel Taxes	
. Coquihalla Sewer Specified Area	11,520
Specified Areas (S.A.)	
. Kakawa Lake Fire S.A.	19,828
. Summer Rd. Lights S.A.	562
. Coquihalla View Lights S.A.	1,559
. Green S.D. Lights S.A.	1,877

1 - Regional District of Fraser-Cheam Budget 1983.

Silver Creek Area (In Electoral Area C):

Defined Areas	
. part of Recreation A, B, C & Town of Hope	65,255
. part of Electoral Area B & C Garbage	55,070
. part of Arena B, C, Town of Hope	177,177
. part of sewage (defined) B, C & Town of Hope	205,234
Specified Areas (S.A.)	
. Silver Creek Lights S.A.	7,973
. Flood Laidlaw Silver Creek Fire S.A.	34,515

In several cases, no breakdowns by area alone were available.

8.0 REGIONAL, PROVINCIAL AND FEDERAL GOVERNMENT SERVICES

8.1 REGIONAL DISTRICT OF FRASER-CHEAM

The Regional District maintains an office in Hope at:
630 Kakawa Lake Road 869-5911

The Regional District also operates the sewage treatment and disposal plant, the swimming pool and recreation (ice) arena, located in the Town of Hope. The garbage dump, outside the Town boundaries, is also operated by the Regional District.

8.2 PROVINCIAL SERVICES

The following local offices of provincial ministries are located in the Hope area:

Provincial Ambulance Services		Highways District Sub-Office	
999 Water St.	869-2001	895 - 3rd Ave.	869-2401
Corrections Branch		Maintenance Establishment	
999 Water St.	869-9616	6th St.	869-7171
Courts - 999 Water St.		Human Resources	
Provincial	869-9958	999 Water St.	869-9911
Family	869-9616		
Crown Counsel	869-2677	Motor Licence Office	
		388 Wallace	869-9974
Fish & Wildlife Branch		Registrar of Births/Deaths/Marriages	
895 3th Ave.	869-9220	245 Commission	869-9041
Upper Fraser Valley Health Unit		Sheriff's Office	
Park St.	869-5661	999 Water	869-2714
		Weight Scales	
		Haig No.7 Hwy	869-2100
		Hunter UK -Trans-Canada	869-5552
		Laidlaw - Trans-Canada	869-9330

8.3 FEDERAL SERVICES

The following local offices of the federal government are located in Hope:

Canada Post
- Post Office
777 Fraser 869-9019

Employment & Immigration Canada
- Employment Centre
777 Fraser 869-9901

R.C.M.P.
670 Hope-Princeton Hwy. 869-5644

Environment Canada
- Atmospheric Environment Service
- Weather Information
62720 Airport 869-5765

Fisheries & Oceans
- Fisheries Services
Trans-Canada Hwy. 869-9602

Community Fact Sheets

: Harrison Hot Springs

: Yale

: Boston Bar / North Bend

VILLAGE OF HARRISON HOT SPRINGS COMMUNITY FACT SHEET

OUR COMMUNITY

Harrison Hot Springs is a historical resort village on the shores of Harrison Lake, nestled in the grandeur of the Coast Range. Its famous hot springs, temperate climate and abundance of nearby outdoor recreational activities sustain the tourism base. The same features combined with its proximity to major urban centres (Chilliwack, Abbotsford and of course, Greater Vancouver) make it an ideal retirement community. Visitors and residents alike benefit from the village atmosphere while the quality of life makes it a good location for service businesses and light industry.

CONTACT

The Village of Harrison Hot Springs
Box 160
Harrison Hot Springs, B.C.
V0M 1K0
Telephone: 796-2171

Economic Development Commission
Regional District of Fraser-Cheam
8430 Cessna Drive
Chilliwack, B.C. V2P 7K4
Telephone: 792-0061

LOCATION and SIZE

Location: south end of Harrison Lake and north end of Miami-Fraser River flood plain, approximately 130 km east of Vancouver, British Columbia, Canada.

Land Area: 5.98 sq. km

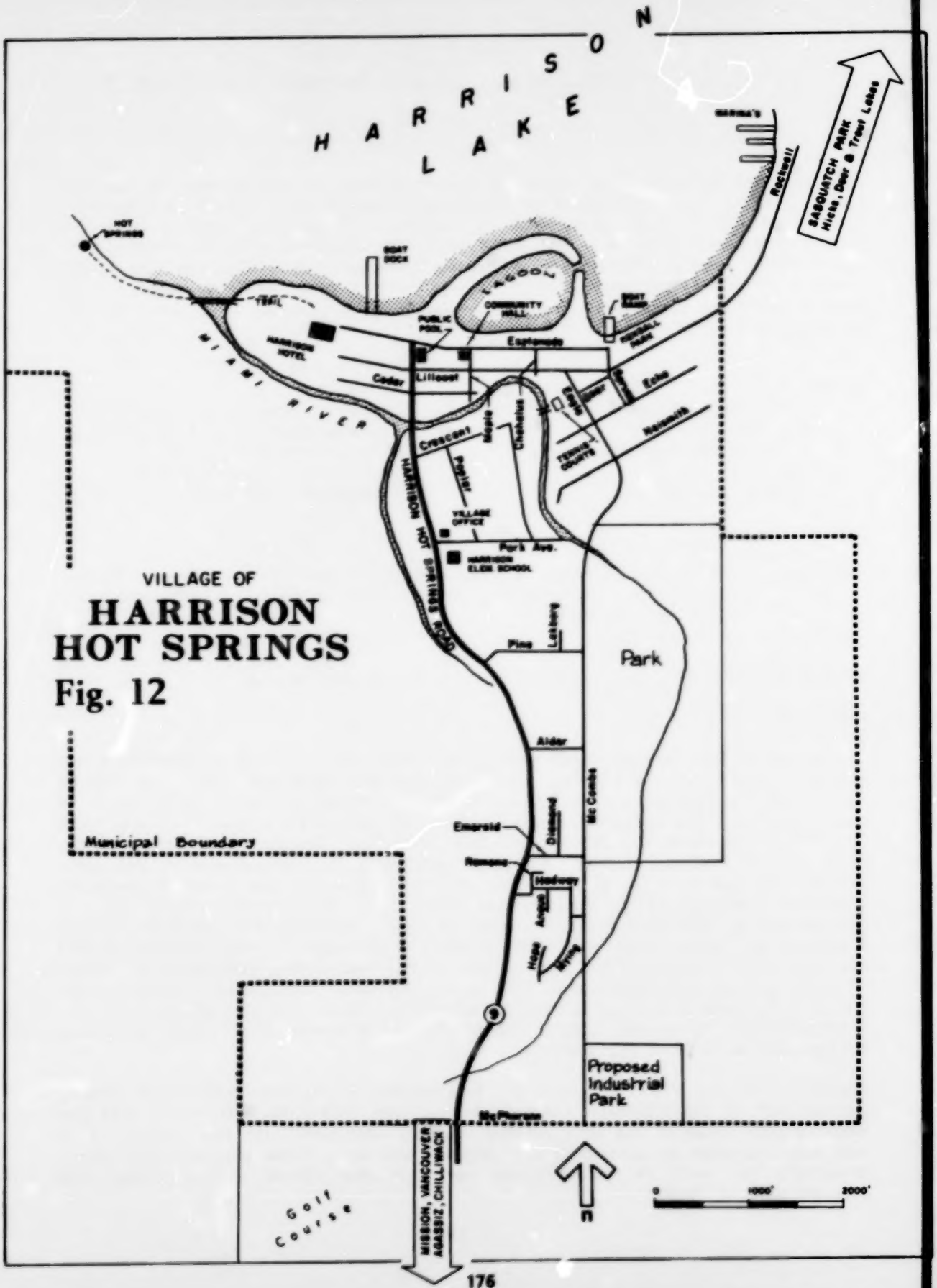
MAJOR ACTIVITIES

. tourism . service businesses

HISTORY

Settlement of the Harrison Lake area began with the fur trade in the 1830's and 1840's when the Harrison River, Harrison Lake and Anderson Lake were utilized as a route to Interior Salish Indians' pelts and dried salmon. As a result of the Fraser and Thompson Rivers gold rush, in 1858 the Cariboo Trail was built to connect Harrison and Anderson Lakes with Port Douglas established at the north end of Harrison Lake. Although this route was abandoned in the early 1860's, the hot springs of St. Alice on Harrison Lake had been discovered. When the Canadian Pacific Railway was being built, the present village site was pre-empted in 1873 with a hotel opened in 1886. Hotel guests and "bath" users travelled by stage from the CPR station in Agassiz. This popular resort activity was interrupted by fire in the 1920's; rebuilding took several years. Resort activity continued until 1943 when the hotel facility was converted by National Defence into a convalescent residence. Since the end of the war, the internationally renowned resort has continued to serve those who enjoy the therapeutic warmth of the springs.

Forestry has also been important in the evolution of Harrison with much logging carried out in the Harrison Lake drainage from 1910-1940. Harrison was the major supply base of the lake related logging until well into the 1950's. This role may increase as second growth logging occurs. Some mining exploration, especially for gold, is taking place north of the village. The village was incorporated in 1949.


HARRISON LAKE
SASQUATCH PARK
Hiking, Deer & Trout Lakes
Rockwell
HOT SPRINGS
BOAT DOCK
TRAIL
LAGOON
COMMUNITY HALL
PUBLIC POOL
BOAT RAMP
HARRISON HOTEL
Esplanade
Cedar
Lillooet
MIAMI RIVER
Maple
Chehalis
Echo
Crescent
Poplar
TENNIS COURTS
Hemlock
HARRISON HOT SPRINGS ROAD
VILLAGE OFFICE
Park Ave.
HARRISON ELEM. SCHOOL
VILLAGE OF
HARRISON HOT SPRINGS
Fig. 12
Pine
Lobley
Park
Alder
Mc Combs
Municipal Boundary
Emerald
Diamond
Ramona
Hadway
Angus
Hope
Wren
9
Proposed Industrial Park
McPherson
MISSION, VANCOUVER
AGASSIZ, CHILLIWACK
Golf Course
N
0
1000'
2000'

POPULATION: 1961 - 1982

	1961	1971	1976	1981	1982 est.
Total	475	598	572	569	576
Average Annual Growth Rate		2.3%	-.9%	-.1%	1.2%

Statistics Canada,
Central Statistics Bureau (for est.)

FORECAST:

A basically stable community with a slight continuing population increase.

AGE DISTRIBUTION : 1981

Age Group (Yrs.)	Male	Female	Total No.	Total %
0- 4	20	15	35	6.2
5- 9	20	15	35	6.2
10-14	20	15	35	6.2
15-19	10	25	35	6.2
20-24	40	30	70	12.4
25-34	55	55	110	19.5
35-44	30	20	50	8.9
45-54	35	25	60	10.6
55-64	30	40	70	12.4
65-69	15	15	30	5.3
70 +	20	15	35	6.2
TOTAL	300	275	565	100.0%

Statistics Canada; random rounding.

HOUSEHOLDS and FAMILIES : 1981

No. of Hlds.	220	Pers/Hld.	2.4
No. of Families	150	Pers/Fam.	2.8

Statistics Canada

INCOME : 1980

	Male	Female
Average Total Income	$12,858	$ 7,314
Average Employment Income	13,062	7,132
Avg.Census Family Income	$20,866	
Avg. Income Non-Family Pers.	$ 9,351	
Avg.Private HHld. Income	$18,205	

Statistics Canada

MAJOR EMPLOYERS :

The Harrison Hotel : Summer 250; Winter 110
Rivtow Straits Ltd.(Harrison Hot Springs & Agassiz): 25
The "restaurant industry".

LABOUR FORCE : 1971 - 1981

Industry Division	1971	1981
Agriculture	-	-
Forestry	15	20
Fishing & Trapping	-	-
Mines(milling),quarries	-	-
Manufacturing	15	15
Construction	10	15
Transportation/ Communication/Utilities	20	10
Trade	25	35
Finance/Insurance/ Real Estate	-	-
Comm./Bus./Personal Services(incl.Tourism)	165	160
Public Admin./Defence	20	35
TOTAL LABOUR FORCE	285	300

Statistics Canada; random rounding.

1981	Labour Force Size (persons)	Participation Rate (%)	Unemployment Rate (%)
Male	235	72.3	5.9
Female	215	58.1	8.0

Statistics Canada.

TAXATION RETURNS : 1975 - 1981

	Total Community Income ($)	Average Resident Income ($)
1975	2,724,000	7,118
1976	3,327,000	8,780
1977	3,263,000	9,115
1978	3,581,000	9,327
1979	3,915,000	10,227
1980	4,778,000	11,569
1981	5,973,000	13,245

Revenue Canada and Central Statistics Bureau.

MUNICIPAL GOVERNMENT :

Incorporated as a Village in 1949; a member municipality of the Regional District of Fraser-Cheam.

Municipal Offices: (in the recently restored 1888 Lamont House)
The Village of Harrison Hot Springs,
499 Hot Springs Road,
Harrison Hot Springs, B.C. V0M 1K0 Tel: 796-2171

Council:

1 mayor and 4 aldermen

Two-year terms with part of Council elected annually.

Municipal Staff: 6

MUNICIPAL SERVICES :

- licencing
- building inspection
- water system (part of municip.)
- parks
- Municipal Hall (Heritage Bldg.)
- Tourist Info Booth & Heritage Society bldg.
- street lighting
- sewage treatment plant
- seaplane float
- Memorial Hall
- residential garbage pick-up
- repair of municipal roads
- public restrooms

Planning and Development Activities:

Zoning By-Law No.263 covers the entire village; special categories for tourism uses. A community plan has been drafted and is anticipated to be revised and enacted in 1984. At the same time a new implementing and zoning bylaw is proposed along with a sign bylaw and subdivision controls. A Downtown Revitalization Plan has been prepared for the commercial area with implementation intended for 1984. Phase I of Designated Area budgeted at $187,000 (1982 values). The British Columbia Building Code guides the construction of all buildings in the village.

Special Districts/Commissions:

- Fire District covering all of municipality
- Advisory Planning Commission
- Recreation Commission

ASSESSMENT BASE : 1983

General Tax Base	= $37,800,050
School Tax Base	= 6,190,498
Hospital Tax Base	= 6,190,498

(Based on actual value as determined by B.C. Assessment Authority)

TAX RATES :

Mill Rates	- Hospital	2.0030
	- BCAA/MFA Tax	1.4190
	- Local School Tax	59.5170
Tax	- Sewer Frontage	$1.2500/lin.ft.

Municipal Tax Rate $3.15/$1000 assessment
Reg.Distr. Tax Rate $.17/$1000 assessment
Non-residential School Mill Rate (Paid to Province) = 48.1820

DEBENTURE DEBT : (as of Dec.31,1982)

Total Issued	= $ 991,175
Total Unissued	= 572,855
Total Authorized	= 1,564,030

1983 GENERAL OPERATING BUDGET :

Revenues		Expenditures	
Taxes	$245,830	General Government	$129,640
Grants in lieu of taxes	7,580	Protective Services	19,080
Revenue from Other Services (licences, rentals, fees, etc.)	26,750	Transportation Services	66,590
		Environ. Health Services	18,760
Unconditional Transfers	63,030	Environ. Development Services	17,500
Conditional Transfers	11,020	Recreation & Cultural Services	7,850
Levies for other Governments	354,470	Fiscal Services	449,260
	$708,680		$708,680

1983 SEWER UTILITY FUND FINAL OPERATING BUDGET :

Revenues		Expenditures	
Sewer user, connection & Inspection fees	$ 78,800	Sewage Coll. & Disposal	$ 76,490
		Debt Charges	149,290
Sewer facilities Grant	99,000		
Surplus (Loss) Previous Years	(1,200)		
Sewer Frontage Taxes	49,000		
	$225,780		$225,780

1983 CAPITAL EXPENDITURE PROGRAM :

Source of Funds		Project Expenditures	
General Revenue	$ 32,000	General Government (Bldgs. & Furniture)	$ 67,250
Grants (Planning)	15,000		
Reserve Fund (Beach Development & Heritage Bldg.)	81,070	Protection Services (Fire equipment)	3,000
Disposal of Assets	8,000	Environmental Development Services (Planning & Zoning)	22,500
Funds on Hand	25,710		
Short Term Borrowing	20,000	Recreation & Cultural (Beach development, float plane dock)	89,030
	$181,780		$181,780

LOCAL PROVINCIAL AND FEDERAL GOVERNMENT SERVICES

Only Post Office locally; others available in Agassiz (Kent) and Chilliwack.

LOCAL COMMUNITY SERVICES

Health Services: physicians, health clinic and dentists in Agassiz; hospital in Chilliwack.

Education:
- Harrison Hot Springs Elementary School (Gr.1-6)
- Enrollment 1983 - 71
- Secondary School: available in Agassiz
- Fraser Valley College courses available in Agassiz

Social/Cultural:
- Agassiz-Harrison Community Service Society provides Community Directory and services covering Harrison Hot Springs and Kent.
- Also Harrison Lake Historical Society
  Harrison Hot Springs Residents Association
  Agassiz Harrison Search & Rescue
  Agassiz Harrison Teachers Association
  Harrison Volunteer Fire Department
  Harrison Chamber of Commerce
  Harrison-Agassiz Rotary Club
  Kent Harrison Arts Council
  H.H.S. Parent-Teacher Organization
- Harrison Memorial Hall for community meetings
- Harrison Gospel Chapel; other religious denominations in Agassiz
- Harrison Summer Arts Festival
- Library bookmobile to school through Fraser Valley Regional Library Board

Media:
- Agassiz-Harrison Advance published in Agassiz

Banks/Credit Unions: available in Agassiz

Protection:
- 15 person plus chief volunteer fire department with municipal fire hall, 3 fire trucks and auxiliary equipment
- Policing provided by R.C.M.P. detachment based in Agassiz

Recreation:
- Within Village, Recreation Commission to put on workshops, minor equipment purchases. Also approx. 1.4 km length municipal beach on Harrison Lake, boat launching ramp and parking, children's play area on beach, man-made swimming lagoon, Rendall Park picnic area, 32.4 ha undeveloped wilderness park and linear park being developed along Miami River; also subdivision park dedications. Private hot spring pools for public use (160°F), 125-boat marina.
- Close at hand: sailing, motorized boating, fishing, hiking and camping (especially at Sasquatch Provincial Park), 9-hole golf course and skiing at Hemlock Resort.

UTILITIES:

Water:
- all sandpoint development except for new subdivision with water system (186,000 gal) to be operated by village.

Sewerage:
- whole village of secondary level sewage treatment plant

Garbage:
- municipal residential garbage pick-up; commercial pick-up by contract. Contract to dispose in Kent incinerator.

Electric Power:
- B.C. Hydro and Power Authority

Fuels:
- natural gas available through B.C. Hydro; oil and propane through firms in Agassiz

Telephone:
- B.C. Telephone Co.

ECONOMIC DEVELOPMENT :

Tourism is the main component of local economy, there being one large resort-hotel (The Harrison), four motels and three campground/holiday parks with a combined space of over 550 units/spaces. There are also at least ten restaurants including the hotel with several restaurants offering quality ethnic cuisine. Most restaurants stay open year round as do the hotel and motels; the aim is to develop and encourage tourism throughout the year. This is already somewhat facilitated by the convention capabilities of The Harrison. In addition, the village would like to see further quality hotel development and the creation of roofed attractions able to operate year round. Also important locally is Rivtow Straits Ltd., a marine transportation company with approximately 25 employees in Harrison and Kent. Downtown revitalization scheme in process of being finalized with implementation intended for 1984. Designated area covers commercial area (Lakefront and 2 other streets) with Phase I estimated at $187,000(1982$). Also larger Specified Area. Intention: to enhance community.

TOURIST ACCOMMODATION: HARRISON HOT SPRINGS 1983

		Type				No. of Units				
					Tr.Park		Camp-	Tr.		
No.	Facility	Hot.	Mot.	Res.	Campgrd.	Rms.	sites	Spcs.	Tot.	Amenities
1.	Bigfoot Campgrounds				*		50	25	75	Mar-Oct, shwrs, store sani-stn, hooks, recreation rm, hiking, swimming nearby
2.	Pines Holiday Park				*		40	20	60	Apr-Oct, shwrs, hookups, sani-station, sourvenirs & confectionary, play area
3.	Bull Frog Creek Campgrounds				*		32	10	42	Shwrs, partial hookups, store, picnic tables, hiking, 10 minutes to beach
4.	Glencoe Motel		*		*	11		13	24	Opp.mineral pool, hskpg, hookups, shwrs, toilets, picnic tables, central
5.	Harrison Village Motel		*			18			18	Overlooking lake, hskpg, cablevision, htd.pool(seasonal) restaurants & tennis courts nearby
6.	The Harrison Lakeshore Motel		*			23			23	Lakeview, hskpg, cablevision, adj.restaurant htd.pool(seasonal), nr water skiing & tennis
7.	Spa Motel		*			26			26	Lakefront, close to sulphur baths, hskpg, some TV, gift shop & restaurant adj.
8.	The Harrison "C-W"	*			*	284			284	Golf, pools, boating, tennis, dining/dancing & entertainment pkgs.
	TOTAL					362	122	68	552	
	1 resort/hotel, 3 motels, 1 motel/trailer pk. & 3 campground/trailer pks									

Although a small village, building construction has averaged 12 units a year with some years as high as 35. Opportunities for further building, possibly for retirees, has been enhanced by the creation of the fully serviced Wosk subdivision of 330 lots. Also available are 3.2 ha of multiple zoning for apartment and condominium units.

BUILDING PERMITS ISSUED, HARRISON HOT SPRINGS

Year	Single Family	Double	Row	Apts.	Conversions	Total
1976	4	–	–	–	–	4
1977	22	–	–	–	–	22
1978	2	–	–	16	–	18
1979	–	–	–	–	–	–
1980	3	–	–	–	–	3
1981	11	6	–	18	–	35
1982	1	–	–	2	1	4

Statistics Canada

The village is further interested in expanding its economic base and would like to develop a 8.1 ha light industry park at the edge of its boundaries, removed from the residential and commercial areas. This site could contain the village public works yard and any existing service industries, thus freeing up more of the core for quality tourism and residential uses. It would also encourage existing and potential owners of light industrial operations to be able to take advantage of the amenities of life in Harrison while maintaining their business nearby.

YALE COMMUNITY FACT SHEET

OUR COMMUNITY

Yale is an unincorporated, historic settlement nestled on the banks of the Fraser River 25 km north of Hope in Electoral Area B. Once the headwaters of navigation on the Fraser River, Yale is now a quiet residential community and minor tourism centre on the Trans-Canada Highway (No. 1). Its Fraser Canyon setting is still spectacular and its history still very much alive.

CONTACT

For further information about Yale and area contact:

Economic Development Commission
Regional District of Fraser-Cheam
8430 Cessna Drive
Chilliwack, B.C. V2P 7K4 Telephone: 792-0061

MAJOR ACTIVITIES

tourism, logging industry, transportation

HISTORY

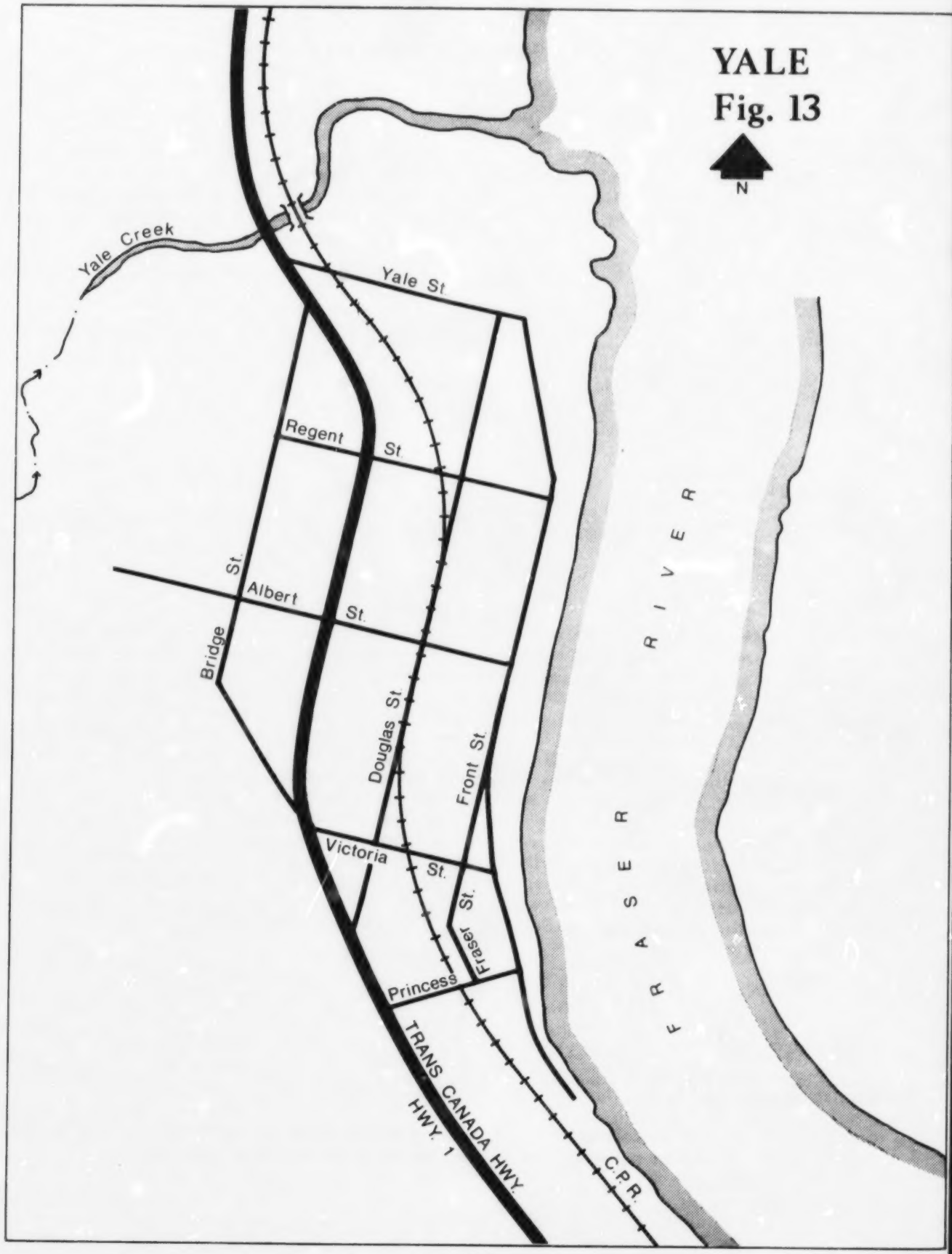
Founded by the Hudson's Bay Company in 1848, Fort Yale was to be depot for the fur trade using the Fraser Canyon route. However, this route proved too rigorous and the fort was abandoned. Shortly thereafter in 1858, gold was discovered just south of Yale on a bar in the Fraser River. The community blossomed almost overnight into a town of 20,000 persons. Sternwheelers sailed up the Fraser to Yale from 1858 to 1886 when the CPR was completed. The gold-field discoveries north around Barkerville were served by the Cariboo Wagon Route through the Fraser Canyon; Yale was the main shipping point north. Yale was also a seat of government and the site of the Yale Convention, whose Resolutions are important to the history of British Columbia. The railway, unfortunately, no longer made it necessary to stay in or trans-ship from Yale. The community declined to primarily a railway maintenance centre, although with the advent of the Trans-Canada Highway through the Fraser Canyon, there has been a new lease on life for Yale. Travellers, recreationalists and history buffs enjoy the community while the logging industry continues to operate generally within the area.

POPULATION

	1966	1971	1976	1981
Total	234	224	219	239
5-year Growth Rate		-4.2%	-2.2%	9.1%

Statistics Canada, Population for Unincorporated Settlements.

FORECAST: A stable community with some opportunities for growth. Greatest growth likely to be in newer areas to the south, such as Dogwood Valley.


YALE
Fig. 13
N
Yale Creek
Yale St
Regent St
St.
Albert St
Bridge St.
Douglas St.
Front St
Victoria St.
Fraser St.
Princess
TRANS CANADA HWY
HWY. 1
C.P.R.
F R A S E R R I V E R

AGE DISTRIBUTION : 1981

Age Group Years	Male	Female	Total	% of Total
0 - 4	15	15	30	7.9
5 - 9	15	10	30	7.9
10 - 14	15	35	50	13.2
15 - 19	10	15	30	7.9
20 - 24	5	15	15	3.9
25 - 34	25	25	50	13.2
35 - 44	20	20	35	9.2
45 - 54	30	20	55	14.5
55 - 64	25	15	40	10.5
65 - 69	10	10	25	6.6
70 +	10	5	20	5.2
Total	190	190	375	100.0

Statistics Canada, as compiled by Central Statistics Bureau for Fed.8 e.a.011 (the area which contains Yale and includes Dogwood Valley and Spuzzum).
Note: random rounding.

HOUSEHOLDS

In 1981 there were 132 households in the Yale area with an average household size of 2.9 persons.

HOUSING STOCK : 1981

	Single Detached	Double	Row	Apt.	Duplex	Mobile	Other	Total
No.	100	-	-	-	3	20	10	135
%	74.1				3.7	14.8	7.4	100.0

Statistics Canada, e.a011. Owned: 81% Rented: 19%

MAJOR EMPLOYERS

Rennie Logging Ltd. (Spuzzum)
CPR (Spuzzum and Yale)
Camp Squeah (Mennonite Church summer camp)
B.C. Forest Products (Boston Bar)

GOVERNMENT

Yale is an unincorporated settlement within Electoral Area B of the Regional District of Fraser-Cheam. The whole area is represented by one Electoral Area Director on the Board of the Regional District. Two-year term.

REGIONAL DISTRICT SERVICES AND SPECIFIED AREAS

- Recreational facilities in Town of Hope but provided for communities such as Yale in Electoral Area B. Includes arena] shared with
- Gargage Disposal] other areas
- Yale Fire Protection Specified Area $20,256]
- Yale Street Lighting Specified Area $ 3,701] 1983 Regional
- Yale Waterworks Specified Area $80,520] District Budget
- Planning services including building inspection; zoning bylaw administered by regional planning staff and Hamlet Policies in Official Regional Plan.

LOCAL PROVINCIAL AND FEDERAL GOVERNMENT SERVICES

Only Post Office locally; other services in Hope and Chilliwack.

LOCAL COMMUNITY SERVICES

Health Services:	. physicians, dentists and hospital in Hope and public health unit in school.
Education:	. Yale Elementary School (K-6) . 1983 Enrollment of 64; capacity: 90. . Secondary schooling available in Hope. . Fraser Valley College courses available in Hope.
Social and Cultural:	. Yale Library operated by Fraser Valley Library Board and located in school. . Home and School Assn. . Yale and District Ratepayers Assn. . Yale and District Historical Society. This group operates the recently refurbished museum and also information booth, mid-June to mid-September. Variety of heritage sites including St. John the Divine Church (non-denominational and still used), the Museum, the On Lee site (intention declared to restore Chinese merchants house and store), two national monuments, historic cemetary. . Yale Ratepayers Cable TV Assn. to provide cable TV services. . St. Joseph's Catholic Church - on Indian Reserve . Festivals: Strawberry Social in July . Meeting Places: the "Brownie Hall" and school. . All Hallowes Recreational Park and Country Club Assn.
Media:	. Fraser Canyon News and Hope Standard, published in Hope but serve Yale area. . C K G O - A M Hope Radio Station and C B C on F M
Banks & Credit Unions:	. available in Hope
Protection:	. Yale and District Volunteer Fire Department with 1 pumper in Yale and 1 pumper in Camp Squeah. Policing provided by RCMP detachment out of Hope.
Recreation:	. Served by Recreation Commission that covers Electoral Areas B and and Town of Hope with access to all regional facilities in Hope. . Proposal for a Fraser River Foreshore Park about 1.4 km in length on Crown land. Also park Reserve on Gordon Creek and not far from Emory Creek Provincial Park.

UTILITIES

Water:	. All the townsite is on a 125,000 gal. reservoir regional water system, designed to be doubled. Majority of residences and businesses are on system with excess capacity available.
Sewerage:	. No system, only individual septic tanks.
Telephone:	. B.C. Telephone Co.
Garbage:	. no pickup; individuals take refuse to Hope landfill site.
Electricity:	. B.C. Hydro and Power Authority
Fuels:	. no natural gas service; propane available through Cigas in Yale and fuel oil heating service in Hope.

ECONOMIC DEVELOPMENT

The Yale commercial area is primarily centred on pass-through traffic and servicing of commercial vehicles, and offers food services, automobile services and accommodation. Tourism based in the heritage resources of the village is of great importance during the summer; in addition, Yale serves those who use campground facilities in the area. Of special note is the growth of the Fraser River rafting from communities up river; Yale is one of the regular pull-out places. Further heritage enhancement and recreation development would strengthen the summer trade of the community. One particular proposal is for the Emory Creek Campground and Holiday Park which would offer approximately 50 permanent RV sites for summer users. Logging, also a seasonal activity, takes place in the mountain valleys north and south of Yale, but its intensity varies with the state of the economy. The Yale area is also growing into a pleasant rural residential area with a proposal for 40-50 .2 ha riverfront lots in Dogwood Valley. Elsewhere 2 ha parcels are in the application stage.

TOURIST ACCOMMODATION : YALE AND AREA, 1983

	Type		No. of Units			
No. Facility	Motel	Trail.Pk/ Campgrnd.	Rooms	Camp-sites	Trail. Spaces	Total	Amenities
Yale:							
1. Canyon Inn Motor Hotel	*		20			20	TV, restaurant, full facilities, dining lounge/pub
2. Gold Nugget Motel	*		13			13	TV, Smitty's restaurant, store & service nrby
3. Fort Yale Motel	*		12			12	Winter plug-ins, TV, suites, coffee/ tea, restaurants & serv.stn.adj.
4. Moffat's Motel	*		8			8	Hskpg, family, coffee, TV
Sub-Total	4 motels		53			53	
Yale Area:							
5. Snowhite Campsite		*			40	40	Partial & full hookups, pull-thrus, showers, toilets, shaded sites, picnic stns, sani-stn, laundromat, store, hiking, fishing & gold panning nrby
6. Colonial Inn	*	*	10		6	16	kitchenettes, laundromat, picnic & BBQ area, store, gift shop
Sub-Total	1 tr.pk./cmpgrnd + 1 motel/tr.pk.		10		4656		
Total Yale & Area:	4 motels, 1 tr.pk/ cmpgrnd, 1 motel/tr.pk.		63		46	109	

Source: Tourism British Columbia, Accommodation Guide 1983, p.38.

BOSTON BAR / NORTH BEND COMMUNITY FACT SHEET

OUR COMMUNITY

Boston Bar and North Bend are two unincorporated communities near the mid-point of the Fraser Canyon in Electoral Area A. Separated by the Fraser River, the larger settlement, Boston Bar, is on the east side of the Fraser and is a linear development along the Trans-Canada Highway (No. 1). Accessed by aerial tramway is North Bend, primarily a railway maintenance centre. With the erection of a vehicular bridge connection in 1984, the two communities will be permanently linked for the first time.

CONTACT

For further information about Boston Bar or North Bend contact:

Economic Development Commission
Regional District of Fraser-Cheam
8430 Cessna Drive
Chilliwack, B.C. V2P 7K4 Telephone: 792-0061

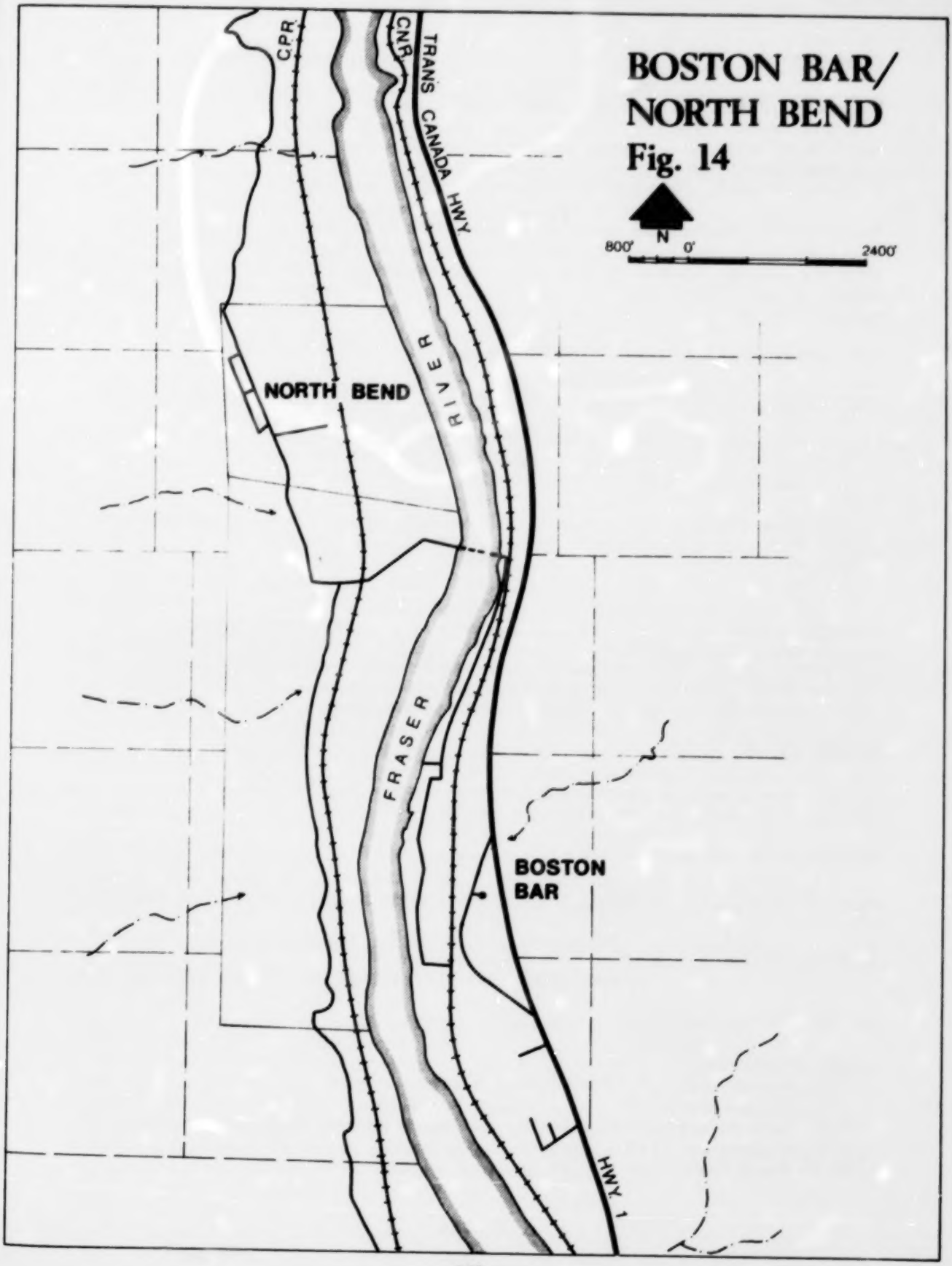
MAJOR ACTIVITIES

Boston Bar: forestry products and logging, highway service centre, railway
North Bend: railway, agriculture

HISTORY

The old Cariboo Wagon Road through the Fraser Canyon was closed in 1886 when the CPR route was opened. The CPR established Fraser Canyon house around 1886 as an hotel in North Bend to provide food service for the train passengers. The beautiful mountain scenery also contributed to it becoming an early tourist destination. Boston Bar, across the river, was originally established as a divisional point for the Canadian Northern Railway (later CNR) completed in 1915. This community remained an isolated railway settlement until the Cariboo Road was reopened in 1927. North Bend residents pressed for a connection across the river but had to settle for a private canoe or rowboat service three times a week until the opening of the aerial tramway in 1940. The upgrading of the narrow Cariboo Road to Trans-Canada status began in the mid-1950's and was mostly complete by 1965. However, North Bend only had road access north to Lytton.

North Bend is now a railway intermediate terminal point for the CNR. Native Indian Bands have long resided in the area and the agricultural capabilities of the area's benchlands has encouraged continued settlement. Being in the heart of a major forest area, sawmilling was soon established in Boston Bar. In 1954, the Hampton mill commenced operation. A major replacement sawmill was built by Hampton in 1971; in turn, Hampton was brought out in 1975 and now the mill operates under B.C. Forest Products Ltd. Boston Bar's continued fortune is heavily dependent on the demand for forest products, although it will become the gateway to the recreational area of the Nahatlatch River Valley on the west side of the Fraser River.


BOSTON BAR/
NORTH BEND
Fig. 14
N
800'
0'
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CPR
CNR
TRANS CANADA HWY
NORTH BEND
FRASER RIVER
BOSTON BAR
HWY 1

POPULATION

	1966	1971	1976	1981
Boston Bar Total	n/a	548	602	498
5-year Growth Rate (%)		9.9	-17.3	
North Bend Total	n/a	424	318	330
5-year Growth Rate (%)		0.25	3.8	

Statistics Canada, Population for Unincorporated Settlements.

FORECAST: Boston Bar is highly dependent on the forest industry and will likely remain a community of 500-600 persons as long as a major value added forestry activity remains in the area. North Bend will likely continue to grow slowly as its accessibility is increased and as more people become aware of the agricultural and recreational opportunities on the west side of the Fraser.

AGE DISTRIBUTION 1981 : BOSTON BAR/NORTH BEND & AREA

Age Group	Male	Female	Total	% of Total
0 - 4	70	60	130	11.1
5 - 9	55	45	110	9.4
10 - 14	60	40	105	9.0
15 - 19	70	50	120	10.3
20 - 24	55	50	100	8.5
25 - 34	120	85	200	17.1
35 - 44	65	50	110	9.4
45 - 54	60	55	110	9.4
55 - 64	70	55	110	9.4
65 - 69	20	5	30	2.6
70 +	20	20	45	3.8
Total	650	510	1,170	100.0

Statistics Canada, as compiled by Central Statistics Bureau for FED.8 e.a.12 & 13, the areas containing North Bend and Boston Bar.
Note: totals do not add because of random rounding.

HOUSEHOLDS

In 1981 there were 378 households in the Boston Bar/North Bend area with an average household size of 3.1 persons.

HOUSING STOCK : 1981

	Single Detached	Double	Row	Apt.	Duplex	Mobile	Other	Total
No.	230	5	-	20	5	125	5	375
%	59.0	1.3	-	5.1	1.3	32.0	1.3	100.0

Statistics Canada, e.a.12 and 13. Random rounding.
Owned: 62% Rented: 38% No building inspection

MAJOR EMPLOYERS

- CPR (North Bend) - 15
- B.C. Forest Products (Boston Bar) - 250
- CNR (Boston Bar) - 67
- Hell's Gate Airtram (Boston Bar) - 70 (prime season of June-August)
- B.C. Highways - 11-16
- North Bend Aerial Ferry - 16

LOCAL COMMUNITY SERVICES

Health Services:	Morrison Medical Clinic (Doctor visits 3x weekly in evenings) Dentists and Hospital in Hope.
Education:	. Boston Bar Elementary and Secondary School (1-12) 1983 enrollment of 222; capacity 313
	. North Bend Elementary School (K-6) 1983 enrollment of 78; capacity of 90
	. Fraser Valley College courses available in Hope
Social and Cultural	. Boston Bar Library operated by Fraser Valley Library Board and located in school
	. Knights of Pythias Lodge #55
	. Fraser Canyon Lions Club
	. St. Joseph's Catholic Church
	. Fraser Canyon Baptist Church
	. Church of Christ - Anglican
	. Community Hall
	. Festivals: May Day
Media:	. Fraser Canyon News and Hope Standard published in Hope but serve Boston Bar/North Bend area.
	. CKGO-FM (Hope) Radio Station and CBC-FM; no AM
	. Satellite TV with 4 stations; no cable
Transportation:	. VIA rail, Greyhound Bus (Boston Bar) and 823 m grass airstrip; Boston Bar Coachlines and Taxi Ltd.
Banks & Credit Unions	. available in Hope
Protection:	. Boston Bar Volunteer Fire Department - 3 bay firehall. Currently there is no fire service for North Bend. Policing provided by RCMP for area from Spuzzum to Jackass Mountain and on west side of Fraser River.
Recreation:	. Cog-grinders Outdoor Swimming Pool
	. 2 public tennis courts
	. school playground
	. Keep Fit and pre-school activities in Community Hall

GOVERNMENT

Both Boston Bar and North Bend are unincorporated settlements within Electoral Area A of the Regional District of Fraser-Cheam. The Electoral Area is represented by one Area Director on the Board of the Regional District. Two-year term.

REGIONAL DISTRICT SERVICES AND SPECIFIED AREAS

. Shared regional recreational facilities, primarily in Town of Hope.		
. Boston Bar Fire Specified Area	$17,552]	
. Boston Bar TV Specified Area	1,362]	1983 Regional
. Boston Bar TV #2 Specified Area	21,148]	District
. Boston Bar Street Lighting Specified Area	6,391]	Budget
. Boston Bar Garbage Specified Area	40,216]	
. General planning services; zoning bylaw, administered by regional planning staff and Hamlet Policies in Official Regional Plan.		

LOCAL PROVINCIAL AND FEDERAL GOVERNMENT SERVICES

. Post Office . RCMP (8 staff)
. Ambulance and Fraser Canyon Search & Rescue (2 full-time, 5 part-time)
. B.C. Highways Maintenance Establishment (11 summer, 16 winter)
All in Boston Bar

UTILITIES

Water:	. individual wells
Sewerage:	. individual septic tank systems
Telephone:	. B.C. Telephone Co.
Garbage:	. weekly pickup in Boston Bar for commercial and residential; disposal at Regional site.
Electricity:	. B.C. Hydro and Power Authority
Fuels:	. no natural gas service; propane available in Boston Bar or through Cigas in Yale or in Hope.
	. Fuel and heating oil through Gulf Canada Ltd. and Shell in Boston Bar

ECONOMIC DEVELOPMENT

B.C. Forest Products Ltd. sawmill in Boston Bar is the largest single employer throughout the Fraser Canyon and supports various contract logging operations. The mill was briefly closed in 1982 because of the slump in the demand for sawn timber but now operates at 100% capacity with two shifts. The Boston Bar commercial area serves local residents and highway traffic. The community has an 18-room hotel with restaurant and pub, a 35-unit motel with 20 tent sites and coffee shop, two food markets (one with a Sears depot and the other a provincial liquor outlet), three service stations, two fuel depots, four other restaurants (one seasonal), and a gift store. Tourism also has some importance: Frontier River Adventures operates rafting trips down the Fraser River to Hell's Gate and Devil's Gorge, while Hell's Gate Airtram is a significant tourist attraction south of Boston Bar. This facility with 170,000 visitors in 1983, offers a quality restaurant and gifts ancillary to the tram ride to the floor of the canyon to view the famous fishladders in the Fraser River. CNR operates a divisional point out of Boston Bar with 67 persons assigned to the location.

The CPR is the main employer in North Bend. There is also a cafe and school. The new bridge across the Fraser River will greatly facilitate access to outdoor recreation areas on the west side of the Fraser River, especially into the Nahatlatch River valley.

Electoral Areas A - F

ELECTORAL AREA A

1.0 GENERAL

Located in the most northern portion of the Regional District of Fraser-Cheam and straddling the Fraser River, Electoral Area A has an area of 2,372.4 sq.km. Opened up originally by the Cariboo Wagon Road north to the Barkerville Gold Fields in 1858, the two railway lines, CNR and CPR were the only transportation routes through the area until the re-opening of the Cariboo Highway through the Fraser Canyon in 1927. The main settlement areas of Boston Bar and North Bend existed originally to serve the railways and later the sawmill built at Boston Bar. Total population is 1,271 persons represented by one Director on the Board of the Regional District of Fraser-Cheam. The Assessment base in 1983 for General Purposes is $8,115,013 and for School Purposes is $9,852,054.

2.0 POPULATION

From 1971 to 1981 Electoral Area A grew from 984 to 1,168 persons, an average annual rate of growth of 1.9%. With the inclusion of the Native Indian population, a total of 1,291 persons resided in the area in 1981. Compared with the Regional District, Electoral Area A has more younger families, there being more children aged 19 years or less (39.6% versus 32.0%) and fewer elderly. With approximately 415 households in the area, average household size in 1981 was 3.0 persons.

AGE COMPOSITION : ELECTORAL AREA A, 1981

Age Group	Male	Female	Total	% of Total
0 - 4	80	75	140	11.2
5 - 9	70	45	110	8.8
10 - 14	65	45	115	9.2
15 - 19	80	65	130	10.4
20 - 24	60	55	115	9.2
25 - 34	120	85	205	16.4
35 - 44	80	55	125	10.0
45 - 54	70	60	110	8.8
55 - 64	70	55	115	9.2
65 - 69	20	5	30	2.4
70 +	20	20	55	4.4
Total	705	560	1,275	100.0

Source: 1981 Census of Canada, Statistics Canada as compiled by Central Statistics Bureau.

Note: Totals do not add because of random rounding and figures include all on-Reserve Native people.

3.0 HOUSING

There were approximately 400 dwelling units in the area in 1981, the vast majority of which were standard single detached units or mobile homes. There is no building inspection in the area, so building permit records are not available.

HOUSING STOCK* AND TENURE : ELECTORAL AREA A, 1981

	Single Detached	Double	Apt.	Duplex	Mobile	Other	Total
No.	250	5	20	-	125	-	400
%	62.5	1.2	5.0	-	31.3	-	100.0

	No.	%
Owned	255	64
Rented	140	36
Total	400	100

* - Occupied Dwelling Units

Source: 1981 Census of Canada, Statistics Canada, Microfiche.

ELECTORAL AREA B

1.0 GENERAL

Electoral Area B, with an area of 1,540 sq.km, covers part of the Fraser Canyon south to the Town of Hope and west along the Trans-Canada Highway. Containing the headwaters for navigation of the Fraser River, the area was first settled by the Hudson's Bay Company in 1848, then opened up by the Cariboo Wagon Road north to gold in Barkerville and by the discovery of gold near Yale. The main settlement areas are Yale, Spuzzum, Dogwood Valley and Kakawa Lake, the latter a residential area adjacent to the Town of Hope.

Logging and mining are the main economic activities although tourism is growing in value in Yale. Total population in 1981 was 1,433 persons represented by one Director on the Board of the Regional District of Fraser-Cheam. The assessment base in 1983 for General Purposes was $30,570,002 and $35,071,975 for School Purposes.

2.0 POPULATION

From 1971 to 1981, Electoral Area B grew from 814 to 1,197 persons, an average annual rate of growth of 4.7%. With the inclusion of the Native Indian population, a total of 1,440 persons resided in the area in 1981. The age composition of the area is slightly younger than that of the Regional District. Based on approximately 490 households in the area in 1981, average household size was 2.9 persons.

AGE COMPOSITION : ELECTORAL AREA B, 1981

Age Group	Male	Female	Total	% of Total
0 - 4	60	80	115	8.2
5 - 9	75	50	110	7.9
10 - 14	65	85	140	10.0
15 - 19	45	65	110	7.9
20 - 24	55	55	110	7.9
25 - 34	125	110	240	17.2
35 - 44	85	80	155	11.1
45 - 54	85	55	140	10.0
55 - 64	95	65	150	10.8
65 - 69	45	20	65	4.7
70 +	35	30	60	4.3
Total	730	710	1,440	100.0

Source: 1981 Census of Canada, Statistics Canada as compiled by Central Statistics Bureau.

Note: Totals to not add because of random rounding and figures include all on-Reserve Native people.

3.0 HOUSING

Occupied dwelling units amounted to approximately 475 in 1981, almost all single detached or mobile units. Dwelling unit starts average 21 a year, most of these for permanent occupancy; much of the new housing has gone into the Kakawa Lake area.

HOUSING STOCK* AND TENURE : ELECTORAL AREA B, 1981

	Single Detached	Double	Apt.	Duplex	Mobile	Other	Total
No.	345	-	-	5	140	-	475
%	70.4			1.0	28.6		100.0

	No.	%
Owned	395	81
Rented	90	19
Total	475	100

* - Occupied Dwelling Units; totals do not add because of random rounding.

Source: 1981 Census of Canada, Statistics Canada, Microfiche.

DWELLING UNIT STARTS : ELECTORAL AREA B, 1978 - 1983

	Permanent			Seasonal		
	Single Family	Multi-Family	Mobile Homes	Single Family	Multi-Family	Total
1978	8	-	3	2	-	13
1979	9	-	3	2	-	14
1980	21	-	1	1	-	22
1981	27	-	10	-	-	37
1982	8	-	7	-	-	15
1983 (to Sept)	17	-	9	-	-	26

Source: Regional District of Fraser-Cheam Planning Department.

ELECTORAL AREA C

1.0 GENERAL

With an area of 1,684.8 sq.km, Electoral Area C stretches south from the Fraser River and Hope to the United States border and encompasses the Silverhope and Skagit Valleys and part of Manning Park. Originally explored during the Gold Rush of 1858, the area was mainly settled for farming and ranching purposes. In the late 1930's extensive forest operations commenced; the Skagit Valley logging was a prelude to future flooding for hydro power. Sunshine Valley, formerly 14 Mile Ranch, briefly was a Japanese internment camp during the 1940's. The main settlement areas are Silver Creek, Flood, Laidlaw, the Skagit Valley, and Sunshine Valley. Current economic activities are predominantly permanent and seasonal housing areas, forestry, recreation and tourism and some farming near Laidlaw. Total population in 1981 was 1,615 persons represented by one Director on the Board of the Regional District of Fraser-Cheam. The assessment base for 1983 for General Purposes was $8,661,530 and $8,665,493 for School Purposes.

2.0 POPULATION

From 1971 to 1981, Electoral Area C grew from 1,192 to 1,542 persons, an average annual rate of growth of 2.9%. With the inclusion of the Native Indian population, a total of 1,615 persons resided in the area in 1981. The age composition is somewhat like the Regional District's, although there are more middle-aged and a considerably smaller proportion of elderly. With a total household count of 560 in 1981, the average household size was approximately 2.8 persons.

AGE COMPOSITION : ELECTORAL AREA C, 1981

Age Group	Male	Female	Total	% of Total
0 - 4	60	70	125	7.7
5 - 9	65	45	125	7.7
10 - 14	70	60	130	8.0
15 - 19	105	80	180	11.1
20 - 24	70	55	135	8.3
25 - 34	105	105	235	14.5
35 - 44	100	105	200	12.4
45 - 54	105	95	205	12.7
55 - 64	90	75	170	10.5
65 - 69	25	15	45	2.8
70 +	40	35	70	4.3
Total	870	740	1,610	100.0

Source: 1981 Census of Canada, Statistics Canada as compiled by Central Statistics Bureau.

Note: Totals do not add because of random rounding and figures include all on-Reserve Native people.

3.0 HOUSING

Occupied dwelling units totalled 555 in 1981, with over 90% being single detached or mobile units. Dwelling unit starts average 12 a year with over a third of these being for seasonal use, most likely in the Sunshine Valley area with a recreational development theme.

HOUSING STOCK* AND TENURE : ELECTORAL AREA C, 1981

	Single Detached	Double	Apt.	Duplex	Mobile	Other	Total
No.	345	5	10	10	170	15	555
%	62.2	0.9	1.8	1.8	30.6	2.7	100.0

	No.	%
Owned	425	76
Rented	135	24
Total	555	100

* - Occupied Dwelling Units

Source: 1981 Census of Canada, Statistics Canada, Microfiche.

DWELLING UNIT STARTS : ELECTORAL AREA C, 1978 - 1983

	Permanent			Seasonal		
	Single Family	Multi-Family	Mobile Homes	Single Family	Multi-Family	Total
1978	12	-	1	3	-	16
1979	4	-	4	1	-	9
1980	5	-	2	8	-	15
1981	6	-	4	9	-	19
1982	12	-	1	3	-	16
1983 (to Sept.1)	10	-	1	3	-	14

Source: Regional District of Fraser-Cheam, Planning Department.

ELECTORAL AREA D

1.0 GENERAL

Electoral Area D, the smallest of the six Electoral Areas with an area of 241.6 sq.km, is south of the Fraser River immediately east of Chilliwack. Although logging ws once important and small scale sawmilling has continued since 1928, agriculture and tourism are the area's more important activities today. Small agricultural holdings and specialty livestock operations such as feedlots for beef cattle and dairy stock are the main agricultural features while the tourism component is centred about a series of off-highway tourist attractions, the largest of which is Minter Gardens. The area's residential aspect is also important, there being several quality trailer courts and subdivision development possibilities. A settlement plan is due for completion in 1984. The main settlement areas are Popkum and Bridal Falls. Total population in 1981 was 594 persons represented by one Director on the Board of the Regional District of Fraser-Cheam. The assessment base for 1983 for General Purposes was $4,085,949 and $5,602,207 for School Purposes.

2.0 POPULATION

From 1971 to 1981, Electoral Area D grew from 345 to 542 persons, an average annual rate of growth of 5.2%. With the inclusion of the Native Indian population, a total of 594 persons resided in the area in 1981. The age composition is somewhat like the Regional District's, with a total household count of 215 in 1981, the average household size was approximately 2.8 persons.

AGE COMPOSITION : ELECTORAL AREA D, 1981

Age Group	Male	Female	Total	% of Total
0 - 4	20	25	40	6.7
5 - 9	25	10	45	7.5
10 - 14	30	25	50	8.3
15 - 19	30	35	70	11.7
20 - 24	20	25	45	7.5
25 - 34	45	40	80	13.3
35 - 44	30	35	75	12.5
45 - 54	30	30	55	9.2
55 - 64	25	30	60	10.0
65 - 69	15	20	35	5.8
70 +	30	25	45	7.5
Total	305	285	590	100.0

Source: 1981 Census of Canada, Statistics Canada as compiled by Central Statistics Bureau.

Note: Totals do not add because of random rounding and figures include all on-Reserve Native people.

3.0 HOUSING

Occupied dwelling units totalled 220 in 1981, with over 40% being mobile units. Dwelling unit starts have averaged about 10 a year, the majority being for mobile homes.

HOUSING STOCK* AND TENURE : ELECTORAL AREA D, 1981

	Single Detached	Double	Apt.	Duplex	Mobile	Other	Total
No.	105	5	-	-	90	10	220
%	50.0	2.4	-	-	42.8	4.8	100.0

	No.	%
Owned	190	86
Rented	30	14
Total	220	100

* - Occupied Dwelling Units

Source: 1981 Census of Canada, Statistics Canada, Microfiche.

DWELLING UNIT STARTS : ELECTORAL AREA D, 1978 - 1983

	Permanent			Seasonal		
	Single Family	Multi-Family	Mobile Homes	Single Family	Multi-Family	Total
1978	4	-	6	-	-	10
1979	3	-	6	-	-	9
1980	7	-	3	-	-	10
1981	4	-	3	-	-	7
1982	1	-	19	-	-	20
1983 (to Sept.1)	1	-	7	-	-	8

Source: Regional District of Fraser-Cheam, Planning Department.

ELECTORAL AREA E

1.0 GENERAL

Electoral Area E, directly south of Chilliwack covers 797.3 sq.km and extends south to the U.S.A. border taking in most of the Chilliwack/Vedder River drainage. Originally an area of isolated homesteads, from the turn of the century to the 1950's, large scale commercial logging was important in various sections of the area. Since the 1960's recreation/tourism, residential settlement and agricultural development have come to predominate. The main settlement areas are Cultus Lake, Lindell Beach, Columbia Valley and Chilliwack River Valley. Total population in 1981 was 2,602 persons represented by one Director on the Board of the Regional District of Fraser-Cheam. The assessment base for 1983 for General Purposes was $8,228,628 and $8,399,052 for School Purposes. For details about Electoral Area E including development policies, please refer to the **Official Settlement Plan for Electoral Area E, 1983.**

2.0 POPULATION

From 1971 to 1981, Electoral Area E grew from 1,350 to 2,492 persons, an average annual rate of growth of 8.5%. Electoral Area E is one of the major new growth areas within Fraser-Cheam. With the inclusion of the Native Indian population, a total of 2,602 persons resided in the area in 1981. The age composition of the area is slightly older than that of the Regional District, there being fewer children and more persons aged 55 or older. With a total household count of 990 in 1981, the average household size was approximately 2.5 persons, a relatively small size reflecting the older age structure.

AGE COMPOSITION : ELECTORAL AREA E, 1981

Age Group	Male	Female	Total	% of Total
0 - 4	85	75	160	6.1
5 - 9	80	55	150	5.8
10 - 14	95	95	190	7.3
15 - 19	130	95	225	8.6
20 - 24	115	105	215	8.3
25 - 34	230	185	410	15.7
35 - 44	125	90	235	9.0
45 - 54	175	160	335	12.9
55 - 64	180	175	375	14.4
65 - 69	85	65	130	5.0
70 +	90	70	180	6.9
Total	1,370	1,240	2,595	100.0

Source: 1981 Census of Canada, Statistics Canada as compiled by Central Statistics Bureau.

Note: Totals do not add because of random rounding and figures include all on-Reserve Native people.

3.0 HOUSING

Occupied dwelling units totalled 980 in 1981, with over 98% being single detached or mobile units. Dwelling unit starts have averaged nearly 59 units a year, the majority for mobile homes.

HOUSING STOCK* AND TENURE : ELECTORAL AREA E, 1981

	Single Detached	Double	Apt.	Duplex	Mobile	Other	Total
No.	610	10	5	-	360	-	980
%	61.9	1.0	0.5	-	36.6		100.0

	No.	%
Owned	850	85
Rented	145	15
Total	980	100

* - Occupied Dwelling Units; totals to not add because of random rounding.

Source: 1981 Census of Canada, Statistics Canada, Microfiche.

DWELLING UNIT STARTS : ELECTORAL AREA E, 1978 - 1983

	Permanent			Seasonal		
	Single Family	Multi-Family	Mobile Homes	Single Family	Multi-Family	Total
1978	15	-	33	1	-	49
1979	12	-	17	4	-	33
1980	17	-	61	2	-	80
1981	33	-	91	-	-	124
1982	13	-	28	-	-	41
1983 (to Sept.1)	5	-	21	-	-	26

Source: Regional District of Fraser-Cheam, Planning Department.

ELECTORAL AREA F

1.0 GENERAL

Electoral Area F, the largest of the six Electoral Areas, encompasses most of the Harrison Lake/River drainage, an area of 3,889.9 sq.km. Centred on Harrison Lake, the area also covers part of the Lillooet River and the Chehalis River. Opened up originally as the water route for the Gold Rush of 1858, Port Douglas at the head of the Harrison River blossomed briefly as a major community but was abandoned. The coming of the CPR line in the 1880's was important to the original Harrison Mills settlement. But much of the area remained unexplored until the commencement of logging in 1890. Today, forestry, gold exploration, salmonid enhancement, a corrections camp and a retreat all contribute to the area's activity. Recreation and tourism are also beginning to develop much of this centred around the expanding Hemlock Valley resort, Sasquatch park and various forest service campgrounds. The main settlement areas are at Hemlock Valley and Cascade Bay (seasonal). In 1981, the total population was 491 persons. The 1983 assessment base for General Purposes was $4,904,758 and $5,265,726 for School Purposes.

2.0 POPULATION

From 1971 to 1981, the non-Reserve population declined from 232 persons to 159 persons, a drop of 31% in 10 years. This trend is being reversed with the construction of condominium housing in Hemlock Valley. With the inclusion of the Native Indian population, a total of 491 persons resided in the area in 1981. The age composition of the area is considerably younger than that of the Regional District, there being over 40% of the area population aged 19 years or younger and 3% aged 65 or older, compared to 32% and 12.3% respectively for the Regional District. Much of this age pattern reflects the characteristics of the Indian population who are the majority residents of the area. Based on the 1981 household count of 115, the average household size was 4.0 persons.

AGE COMPOSITION : ELECTORAL AREA F, 1981

Age Group	Male	Female	Total	% of Total
0 - 4	25	20	50	10.1
5 - 9	20	25	40	8.1
10 - 14	25	15	50	10.1
15 - 19	35	30	60	12.1
20 - 24	35	40	60	12.1
25 - 34	55	30	80	16.2
35 - 44	25	15	55	11.1
45 - 54	25	15	50	10.1
55 - 64	15	20	35	7.1
65 - 69	5	0	10	2.0
70 +	10	0	5	1.0
Total	285	205	485	100.0

Source: 1981 Census of Canada, Statistics Canada as compiled by Central Statistics Bureau.
Note: Totals do not add because of random rounding and figures include all on-Reserve Native people.

3.0 HOUSING

In 1981 there were 115 dwelling units, over 86% in single detached units. New construction reveals a shift to multi-family units, likely reflecting those units built at Hemlock Valley. Dweling unit starts have averaged 25 units a year since 1979 when records were first kept.

HOUSING STOCK* AND TENURE : ELECTORAL AREA F, 1981

	Single Detached	Double	Apt.	Duplex	Mobile	Other	Total
No.	95	5	-	5	5	-	115
%	86.5	4.5		4.5	4.5		100.0

	No.	%
Owned	80	70
Rented	35	30
Total	115	100

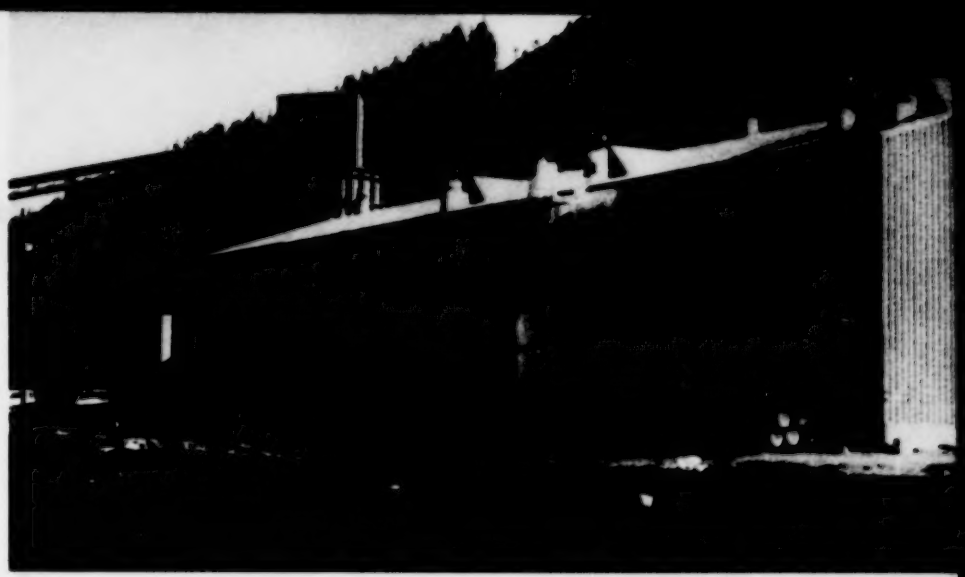
* - Occupied Dwelling Units; totals to not add because of random rounding.

Source: 1981 Census of Canada, Statistics Canada, Microfiche.

DWELLING UNIT STARTS : ELECTORAL AREA F, 1979 - 1983

	Permanent			Seasonal		
	Single Family	Multi-Family	Mobile Homes	Single Family	Multi-Family	Total
1979	-	-	-	1	12	13
1980	1	2	-	12	32	47
1981	1	-	-	3	52	56
1982	-	-	-	1	-	1
1983 (to Sept.1)	-	-	-	1	-	1

Source: Regional District of Fraser-Cheam, Planning Department.



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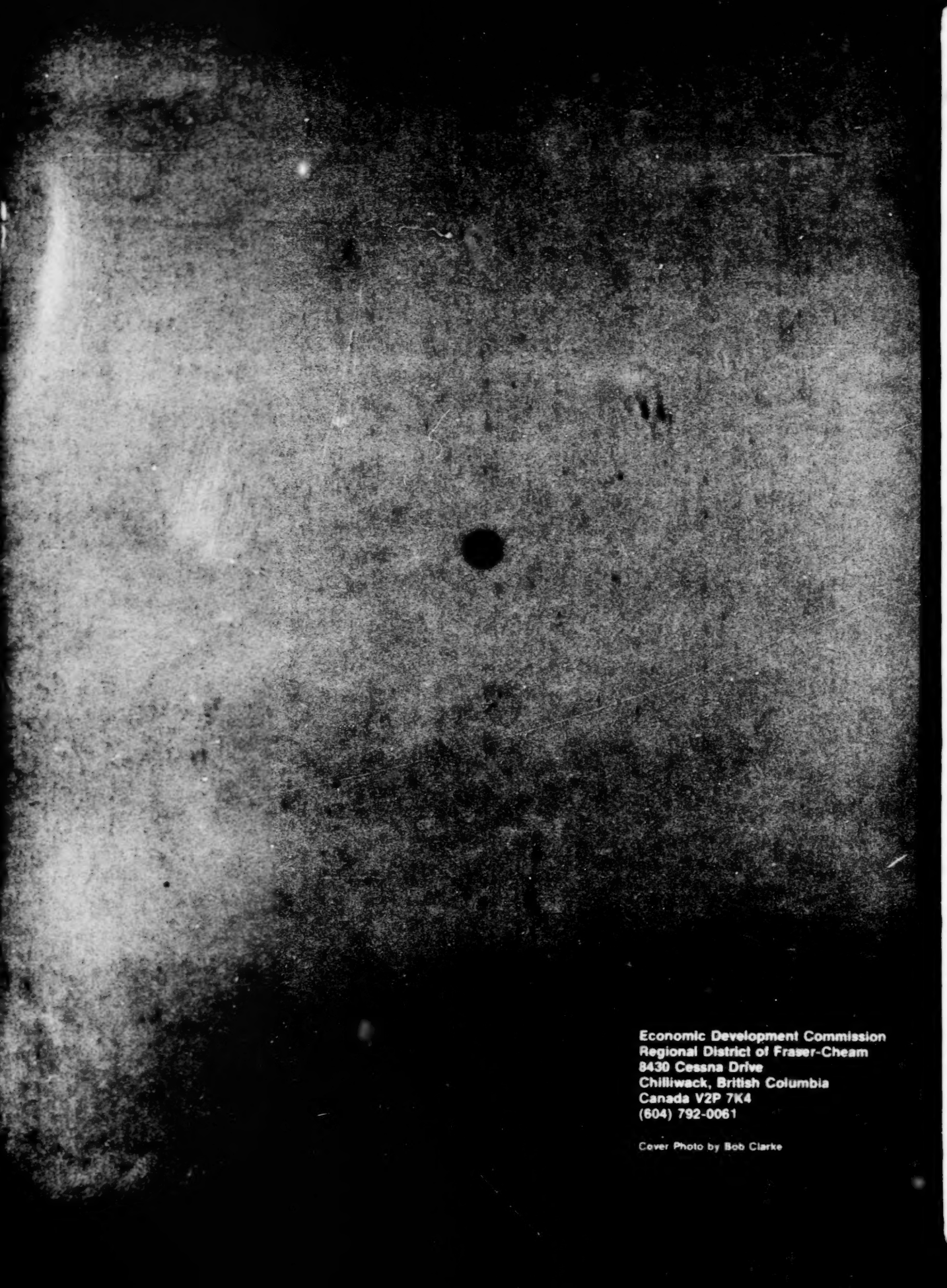

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POOR

QUALITY

ORIGINAL